
 3 Bedrooms

 2 Bathrooms

 2 Receptions

 EPC Band C

Freehold

Council Tax Band:  
E £2,984.07 (2026/27)

Local Authority:  
Dacorum Council



Stylish modern living in a quaint countryside setting,  
equidistant from sought-after Berkhamsted and Harpenden

### Description

Situated on a quarter-acre plot in an idyllic countryside setting, this superb semi-detached property has been lovingly extended and fully refurbished by the current owners over eight years. Internally, the house is in excellent decorative order and features a welcoming hallway, a contemporary kitchen/breakfast room, and two spacious reception rooms with a front-to-back wood burner, currently used as a dining room and sitting room, the latter with French doors to the rear garden. A utility room with external access and a w/c completes the downstairs. Upstairs, there is a landing area accessing all three double bedrooms and the family bathroom. The principal bedroom includes a walk-in dressing room and an ensuite shower room. Planning permission granted for a double-height side extension (ref: 4/01974/18/FHA). The rear south-facing garden is over 100 ft, perfect for entertaining. The front has a shared sweeping driveway with electric gates, allowing parking for multiple vehicles and includes planning for a detached garage.

### Location

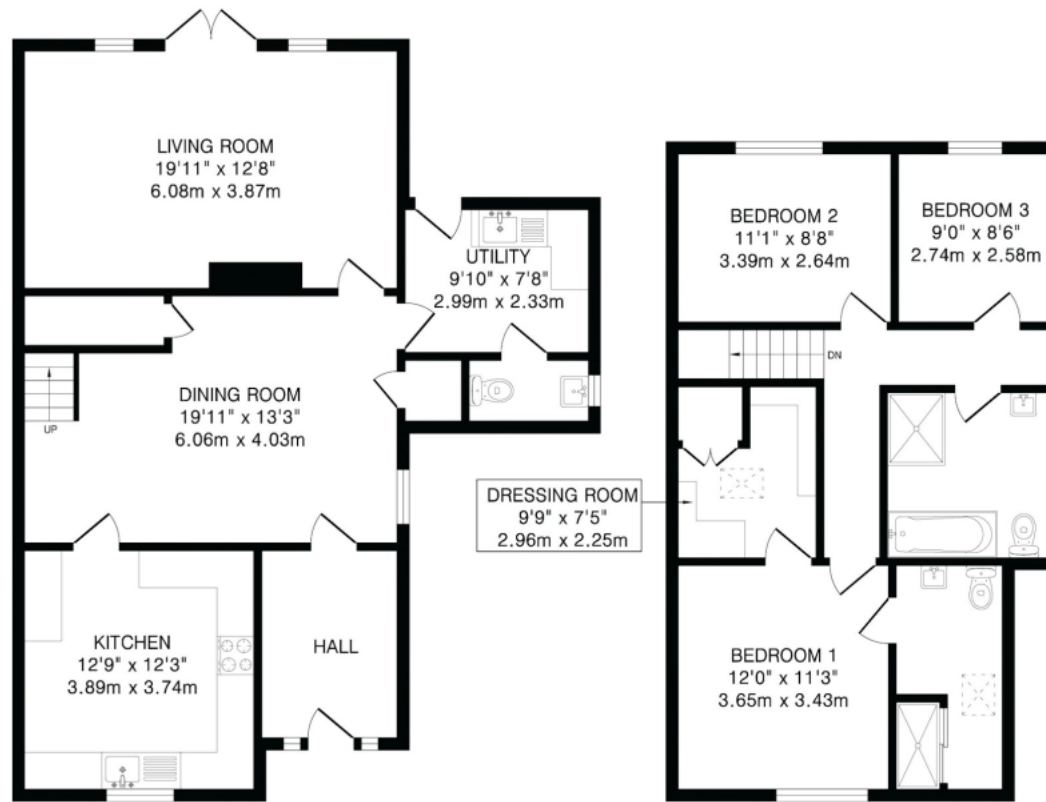
Gaddesden Row, nestled in the Chilterns AONB, boasts a well-regarded JMI school and nearby Beechwood Park School. Larger towns like Berkhamsted and Harpenden offer diverse shopping, leisure, and fast train links to London, all within easy reach.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor  
883 sq.ft.(82.0 sq.m)approx.

First Floor  
647 sq.ft.(60.0 sq.m)approx.

TOTAL FLOOR AREA: 1530 sq.ft.(142.0 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.