

 3 bedrooms

 2 bathrooms

 2 receptions

 Private Garden

 Garage

 EPC Band F

Freehold

Council Tax Band:  
F £3,176.09 (2024/25)

Local Authority:  
Dacorum





Charming 3-bed character cottage with extension potential (STPP), on a corner plot with double garage & large garden, in this popular hamlet.

### Description

This delightful character home offers generous accommodation over four levels. On the ground floor is a large living room with feature fireplace and a separate dining room. A modern galley style kitchen sits to the rear and leads through to a conservatory style utility room. Stairs lead from the kitchen down to a useful cellar. Upstairs on the first floor there are two double bedrooms. The master bedroom has an en-suite shower room and there is a further bathroom across the landing. Stairs rise to a generous loft room on the second floor. There is excellent potential to extend to the side and rear (subject to the necessary consents). Outside a gated driveway leads to the double garage. The generous gardens surround the property on two sides and are mainly laid to lawn with patio seating areas and a variety of beds and borders.

### Location

Located in Gaddesden Row, this property is near a local school and close to Beechwood Park Independent Prep. Enjoy scenic countryside, vibrant dog walking, and horse-riding communities. Nearby are Markyate, Redbourn, M1, M25, and Luton airport.

#### 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.







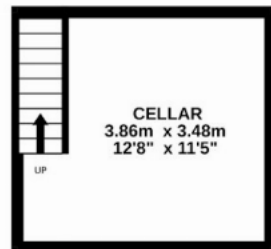




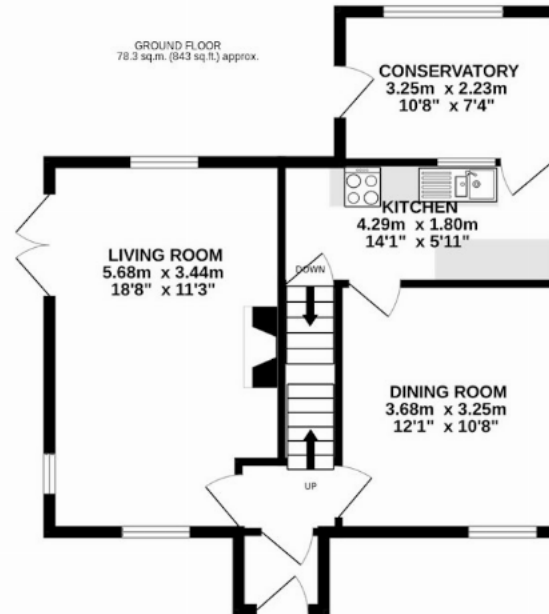




**BASEMENT**  
13.0 sq.m. (140 sq.ft.) approx.

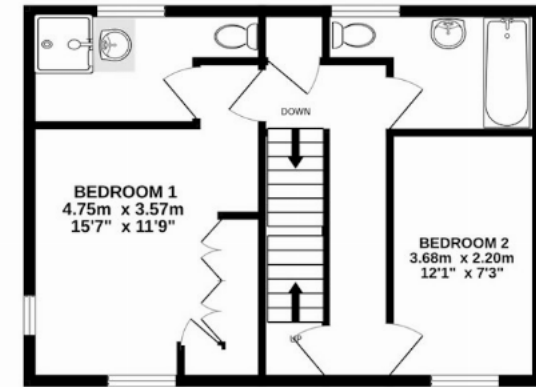


**GROUND FLOOR**  
78.3 sq.m. (843 sq.ft.) approx.

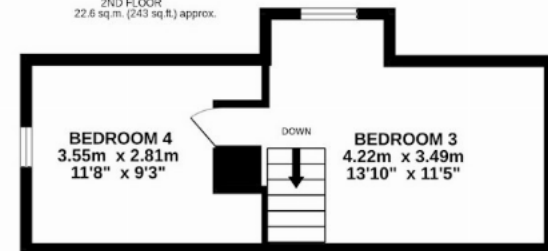


**TOTAL FLOOR AREA : 155.3 sq.m. (1671 sq.ft.) approx.**

**1ST FLOOR**  
41.3 sq.m. (444 sq.ft.) approx.



**2ND FLOOR**  
22.6 sq.m. (243 sq.ft.) approx.



This floorplan is for illustrative purposes only. The measurement and position of each element is 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.