

6 Riverbank
Piccotts End
HP1 3SG

David
Doyle
Sales and Lettings

Guide Price £750,000 Freehold



An exceptional Three Double Bedroom property located on this exclusive riverside development in the idyllic hamlet of Piccotts End. This rarely available home occupies an enviable corner position with gardens overlooking the River Gade. Situated on this select development, the property also benefits from attractive communal grounds, a generous driveway and large garage. Internally, the accommodation has been beautifully maintained by its current owners and boasts extensive living accommodation, comprising a spacious hallway with stairs to the first floor; doors to the guest cloakroom, understairs cupboard, kitchen and formal living room, with an attractive feature fire, patio doors opening to the rear garden, and opening to the separate dining room, also enjoying views of the garden and with a door to the contemporary refitted kitchen arranged with high gloss wall and base units, integrated appliances, a breakfast bar, coordinating work surfaces, and with a door to a separate utility room with access to both the rear garden and large integrated garage. To the first floor is an impressive landing, currently used as a study with dual aspect windows to the front and side of the property letting in lots of light, easy access to the large boarded loft and with doors to the airing cupboard and three generous and tastefully decorated bedrooms, including a good sized en-suite shower room off the master bedroom. Finishing the first-floor accommodation is the family bathroom. Externally, the rear garden is a particular feature of the property with beautiful riverside views and arranged with patio and lawned areas, mature plants and shrub borders, a shed and fenced boundaries. Being on a corner plot position, the property also enjoys further garden areas to the side, arranged with artificial lawn, a shed and with gated access to the

front of the property where there is a further lawned area, generous driveway and access to the integral garage via an up and over door.

This exceptional home must be viewed internally to be appreciated.

Piccotts End is a historic and picturesque Chiltern village situated above the River Gade and adjoining beautiful open countryside. The village is home to several medieval cottages and a number of Georgian and Regency villas. One of these, the Marchmont Arms, is now a charming Public House and Restaurant, and Hemel Old Town, with its many bars, coffee shops and restaurants is only 10 mins walk away. For commuters the M1/M25 access points are close at hand as is Hemel Hempstead`s Mainline Railway Station which offers an excellent service to London Euston. Historic Berkhamsted is within a 10 minute drive.

Rarely Available Three Double Bedroom Property

Situated In This Prestigious Piccotts End Development

Large Corner Plot Position Abutting The River Gade

Garage & Driveway

Beautifully Maintained Throughout

Master Bedroom With En Suite

Refitted Contemporary Kitchen With Separate Utility Room

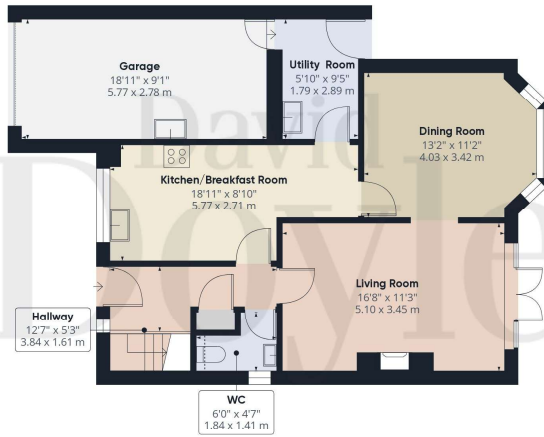
Generous Landing With Home Office Space

Impressive Loft Space

Viewing Advised

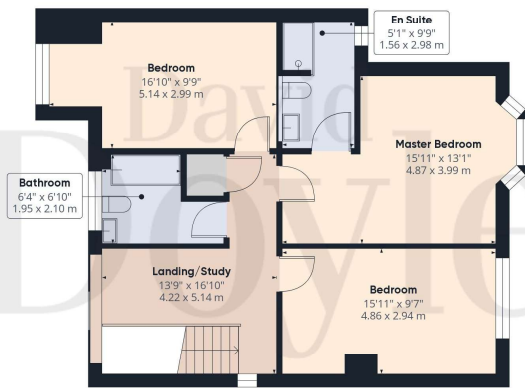
Council Tax Band F

Freehold



Approximate total area^m
 1533 ft²
 142.42 m²

Reduced headroom
 1.63 ft²
 0.15 m²



(1) Excluding balconies and terraces

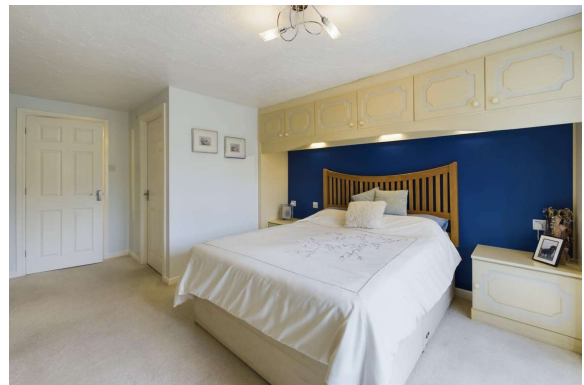
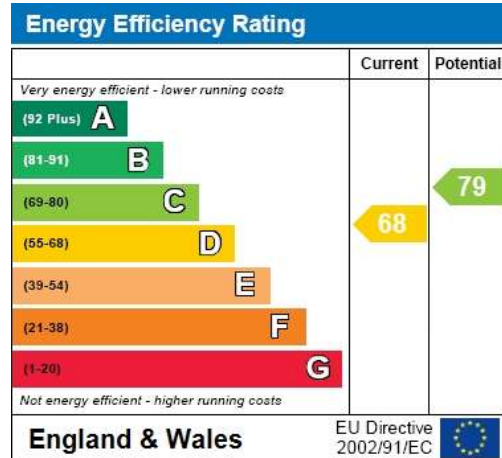
Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and there may not comply with RICS IPMS 3C.

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CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

6 Riverbank, Piccotts End, Hertfordshire, HP1 3SG

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1998
Council Tax Band	Band F
This year council tax charge	3128
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	Yes
Please confirm amount, frequency and details of the management company	£590 per year paid monthly. Bawtry Estate Management on behalf of Dawnview Ltd. This covers estate roads, gardens, lighting, tree arboring, and general maintenance of the grounds including cleaning.
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	None
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	Yes
If yes please state what restrictions are in place.	Part of the rear garden is subject to a restriction based on non disclosed land ownership adjacent to the Riverbank. We are aware this was in place from new build in 1998 and should be lifted after 20 years. The area is illustrated on the deeds.
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	Yes
If yes please give details and links to planning portal.	We understand an application to build some new houses has been made within 1/2 mile of the house, to the rear and on the opposite side of the Leighton Buzzard Road. None of this development will be visible from the property.
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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