



Riverbank  
Piccotts End



## Offers In Excess Of £895,000

entrance hall | dining room | kitchen/breakfast room | study | WC | first floor landing | drawing room | master bedroom with ensuite bathroom & dressing area | second floor landing | second bedroom with ensuite shower | two further bedrooms | family bathroom | basement utility & store | rear garden | double garage & parking | NO CHAIN

Old Mill House is an impressive red-brick townhouse featuring a wealth of period details, pretty private garden and a charming village setting. There is also excellent scope for updating.

A grand entrance hall leads to a dual-aspect dining room, a separate study, sky-lit kitchen/breakfast room, and a convenient ground floor cloakroom and adjoining WC. A wealth of character details include fireplaces, sash windows and high corniced ceilings. Accessed from the kitchen, a large cellar houses a useful utility and store room.

A generous, light-filled drawing room is located on the first floor, along with the impressive principal bedroom suite with its adjoining dressing room and ensuite bathroom. The second floor comprises a double bedroom with ample built-in storage and ensuite shower, a further two good-sized bedrooms, and the family bathroom.

Outside, the delightful established rear garden features brick-laid, paved and lawned areas, while mature trees and planting provide colour and interest. There is a detached double garage and off road parking for several vehicles, plus a small decorative formal garden to the front.

### Services

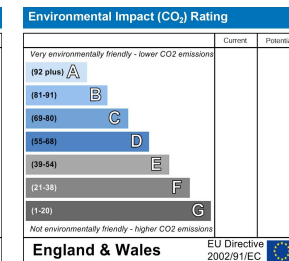
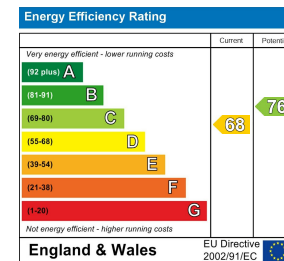
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band G (Dacorum).

### Situation

Piccotts End village enjoys a popular public house and a charming rural setting on the edge of the Chilterns. Nearby Hemel Hempstead Old Town has a characterful historic High Street with many independent shops and restaurants, and there are a variety of well-regarded schools locally. The M1 and M25 are within easy reach, while the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Old Mill House, Riverbank, Piccotts End  
Main House internal area 2,445 sq ft (227 sq m)  
Garage internal area 344 sq ft (32 sq m)



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