




 3 Bedrooms

 1 Bath/Shower Room
+ Downstairs WC

 1 Reception Room

 Garage

 Garden backing onto
countryside

 EPC Band D

Council Tax
Band E - £2,231.50 2024/25
Local Authority
Dacorum

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The Flintings, Gaddesden Row, Hemel Hempstead, HP2
Guide Price £435,000.00 Freehold

The Flintings, Gaddesden Row

Excellent three bedroom home located within a small modern development in this popular and pretty hamlet.

- 🏡 Spacious three bedroom home
- 🏡 Backing onto open countryside
- 🏡 Located within a popular development
- 🏡 Large living/dining room
- 🏡 Modern fitted kitchen
- 🏡 Single garage
- 🏡 Attractive rear garden

Description

This desirable modern home offers light and spacious accommodation and is well located in a peaceful setting, backing onto open farmland.

The accommodation comprises, entrance hall, large living/dining room which opens into a well equipped fitted kitchen with integrated double oven and space for a slimline dishwasher and washing machine.

Upstairs there are three good size bedrooms served by a modern tiled bathroom with three piece suite and shower with glass screen over the bath. The bedrooms at the rear both enjoy lovely countryside views. The property

The property also benefits from air conditioning and heating units, Cat 6 cabling for faster internet speeds and new ceilings.

Outside the rear garden is mainly laid to lawn with a patio seating area and backs onto farmland. The property also benefits from a single garage.

Location

This property is located in the heart of Gaddesden Row. Well placed for the M1 and M25 motorways and Luton airport, whilst remaining a rural location convenient for the towns of Harpenden, St Albans and Berkhamsted, which have efficient rail links to London.

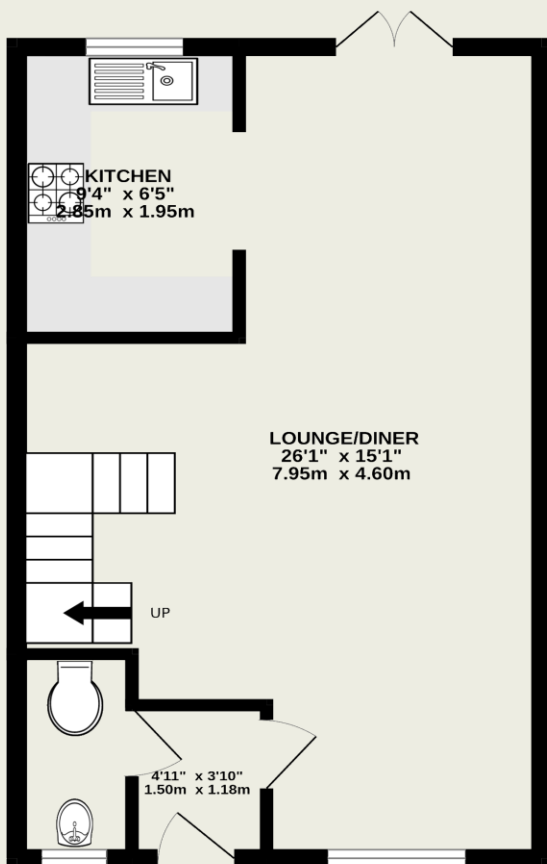




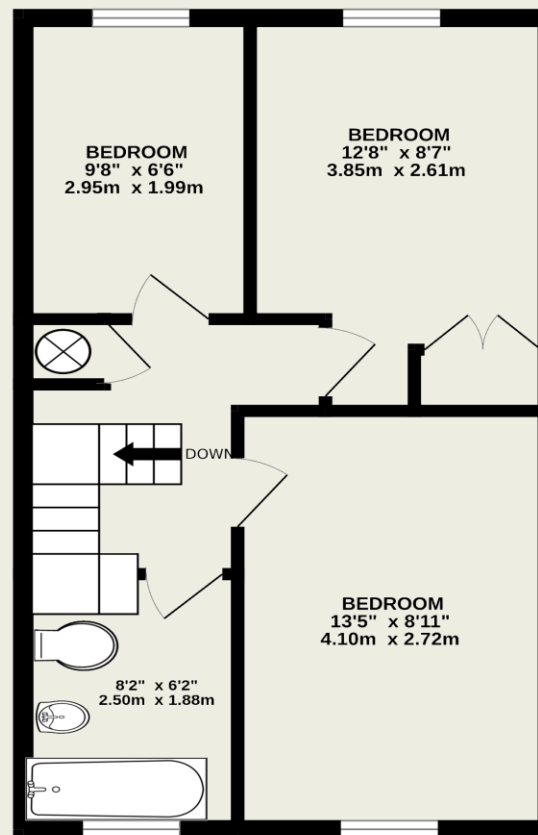
Important Information

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GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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