



Castles

PICCOTTS END  
Hemel Hempstead, HP1 3AT



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**£650,000**  
(Freehold)

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Nestled in the heart of the beautiful and historic hamlet of Piccotts End, this four-bedroom home offers the perfect balance of character, space, and charm.



Offered with NO UPPER CHAIN, this is the first time the property has been available in over half a decade – a rare opportunity to purchase a home in one of the area's most desirable and historic settings.

Inside, the house has been thoughtfully arranged to suit the needs of a growing family. On the ground floor, the spacious living room stretches the depth of the home, creating a light-filled space ideal for relaxing or entertaining. The kitchen/dining room is well laid out and flows into the conservatory – a wonderful spot to enjoy the outlook across the garden and beyond.

Upstairs, there are four bedrooms, offering flexibility for family life, guests, or even a home office. A family bathroom completes the first floor.

Piccotts End itself is steeped in history, with leafy lanes, riverside walks and a welcoming community, making it one of the most sought-after locations on the edge of Hemel Hempstead. With excellent transport links via the A41, M1 and M25, and fast trains into London Euston, it offers both convenience and a peaceful village lifestyle.

## Specifications

- NO UPPER CHAIN!
- RARELY AVAILABLE HOME
- CHARACTER PROPERTY
- 4 BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM
- PRIVATE REAR GARDEN
- STUNNING OPEN VIEWS
- GRADE II LISTED
- EXCELLENT TRANSPORT LINKS
- SOUGHT-AFTER LOCATION





The rear garden provides a private retreat with stunning open views across rolling countryside.



#### **A little about the corner of the world we call home...**

Located 24 miles north of London, Hemel Hempstead and the surrounding villages offer a great place to live whilst being close enough to the City to have a commutable journey for work or pleasure. London Euston can be reached in as little as 25 minutes from Hemel Hempstead station. The town is also ideally placed for road links with the M1, M25 and A41 motorways all accessed from the Town within just a few minutes, London Heathrow and London Luton airports are also less than 40 minutes away.

Historically significant Hemel Hempstead dates back almost 1000 years, the town has a great selection of character properties

along with many newer styles which were added after the Second World War. Hemel Hempstead sits within the Gade Valley and is surrounded by the Chiltern Hills which offer some of the best open countryside, much of which is classed as an area of outstanding natural beauty. Hemel Hempstead is a great place to raise a family with some of the finest state and independent Schools anywhere in the country. The town also has a great array of leisure facilities such as the Snow Centre, XC Centre, Public Swimming Pools, 17 Screen Cinema plus lots of restaurants, pubs and bars. Just a few minutes drive way is the City of St Albans, market town of Berkhamsted and the larger shopping town of Watford.

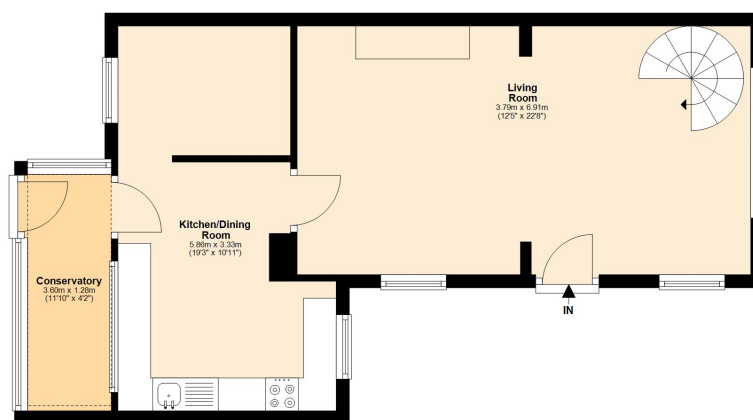


**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

**Ground Floor**  
Approx. 48.4 sq. metres (521.1 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.9 sq. feet)



**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: N/A**

Total area: approx. 105.5 sq. metres (1136.0 sq. feet)

**Berkhamsted**  
01442 865252

**Eaton Bray**  
01525 220605

**Borehamwood**  
020 8953 2112

**Hertford**  
01992 501511

**Boxmoor**  
01442 233345

**Kings Langley**  
01923 936900

**Bushey**  
020 8950 2551

**Radlett**  
01923 537111



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