



REGENT  
ESTATES



# GADDESSEN ROW HEMEL HEMPSTEAD

£2,500

PCM

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## ACCOMMODATION

A unique opportunity to live at Golden Lodge, an impressive THREE BEDROOM lodge house renovated in 2021 and situated on the edge of the Gaddesden Estate. The property offers well proportioned accommodation throughout with a large garden surrounded by open countryside. Parking for two cars. Oil fired central heating. Private drainage to septic tank. UNFURNISHED. EPC Rating E. Council Tax Band F.

AVAILABLE MID SEPTEMBER

Accommodation comprises of: Entrance hallway, living room, dining room, newly fitted kitchen with larder area, utility room and cloakroom WC, a ground floor bedroom and en suite shower room, upstairs offers a master en suite bedroom, a second en suite bedroom and family bathroom.

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## LOCATION

## OUTSIDE

## VIEWING

Strictly by appointment through Regent Estates.

01442 877878

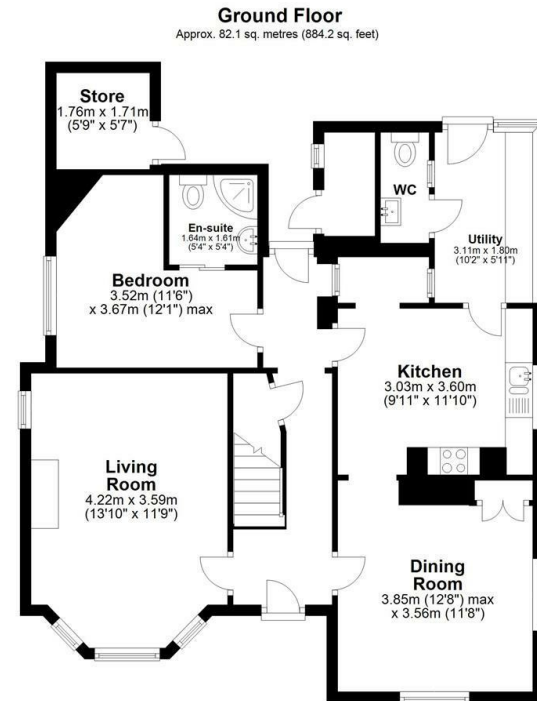
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Total area: approx. 132.1 sq. metres (1422.4 sq. feet)  
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

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