
REGENT
ESTATES

RED LION ROAD, BRIDENS CAMP

£450,000 Freehold

ACCOMMODATION

An attractive three-bedroom semi-detached cottage forming part of the prestigious Gaddesden Estate, this charming home enjoys a peaceful rural setting within the picturesque hamlet of Bridens Camp. Offered to the market for the first time, with no upper chain, the property provides a wonderful opportunity for those seeking countryside living within easy reach of nearby towns.

The cottage boasts a generous rear garden with open views across neighbouring fields, creating a superb sense of space, privacy, and connection to nature. Additional features include a useful outbuilding for storage, off-street parking, and oil-fired central heating.

Please note there are two allocated spaces on a lease basis within the car park area.

Mains sewerage but water is charged by Gaddesden Estate (as with all other houses in Bridens Camp, including the pub, the Estate own the water distribution network.)

EPC Rating: E
Council Tax Band: F

Directions:
From Hemel Hempstead, take the A4146 towards Leighton Buzzard. Continue to Water End and turn right into Red Lion Lane, opposite the Red Lion public house. Bridens Camp is located approximately half a mile from the main road.

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

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.

VIEWING

Strictly by appointment through Regent Estates.

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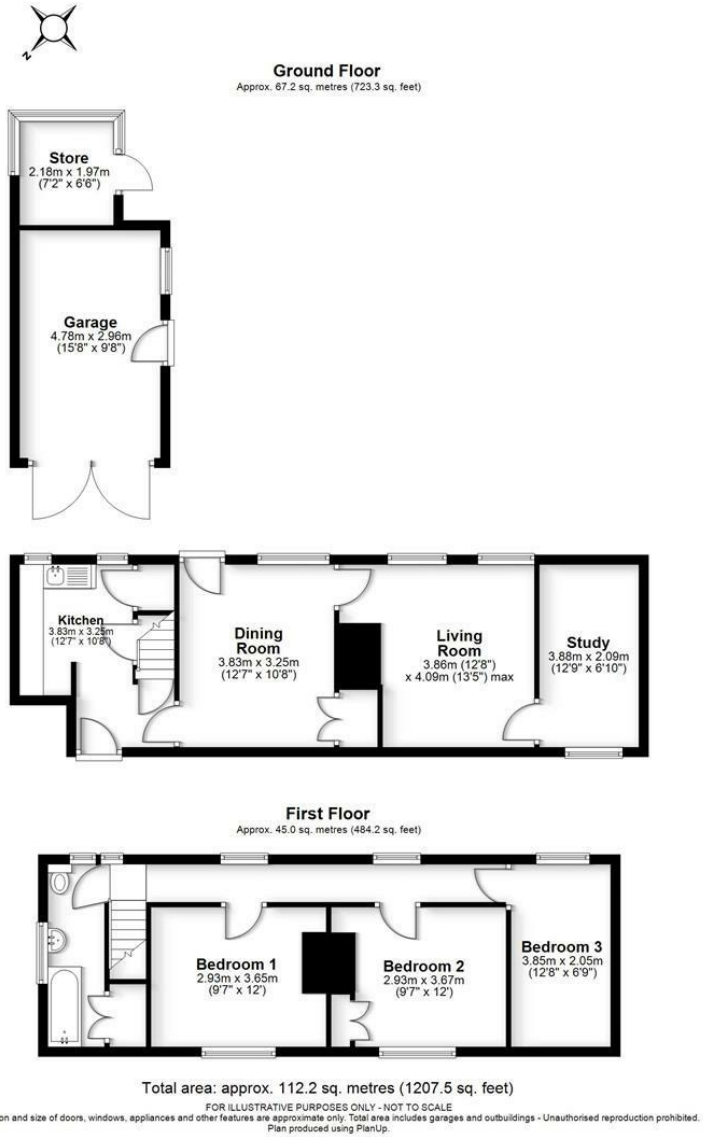












Total area: approx. 112.2 sq. metres (1207.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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