
REGENT
ESTATES

# GADDESDEN ESTATE, WATER END

## £425,000 Freehold

## ACCOMMODATION

A charming Grade II listed, two-double-bedroom semi-detached cottage, beautifully positioned in the picturesque hamlet of Water End within the prestigious Gaddesden Estate.

Rich in period character, the property showcases exposed timber beams, delightful brickwork, and a warm, traditional ambience throughout. Generously proportioned and full of rustic charm, it offers an idyllic countryside lifestyle with modern comforts.

The cottage benefits from oil-fired central heating, private driveway parking, a large and mature rear garden, and far-reaching views across stunning open countryside. The property is offered to the market for the first time, with no upper chain.

EPC Rating: E | Council Tax Band: E

Accommodation . Entrance hall . Living room . Dining room . Kitchen . Two double bedrooms . Family . bathroom with shower over bath . Loft room

What three words - ///public.mini.area

## LOCATION

## OUTSIDE

## 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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141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com



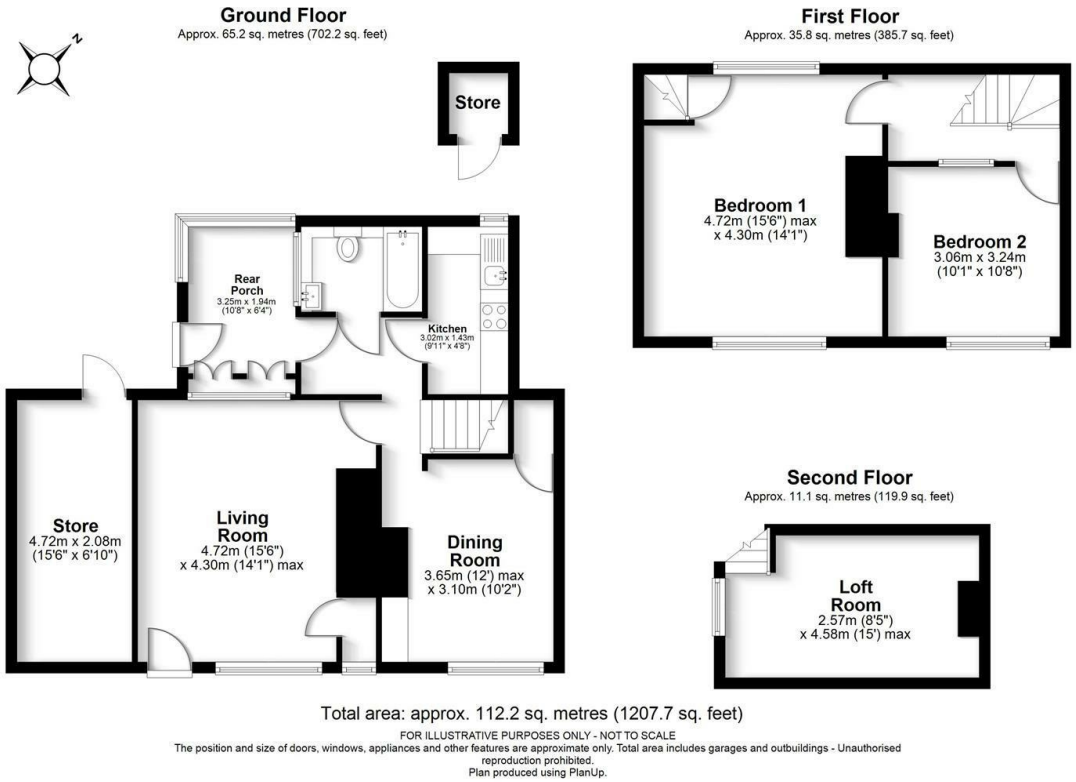













Total area: approx. 112.2 sq. metres (1207.7 sq. feet)

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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