



Hedgeside
Potten End

Offers In Excess Of £850,000

entrance lobby | sitting room | kitchen/dining room | utility room | study/family room | hallway | WC | first floor landing | master bedroom with ensuite shower | three further bedrooms | family bathroom | NO CHAIN

A spacious four-bed family home benefitting from a generous plot and cul-de-sac setting, minutes' walk away from woodland footpaths and all that this lovely village has to offer.

Ground floor accommodation includes a characterful sitting room with oak flooring, wood burning stove, and french doors opening to the terrace. The open-plan kitchen/dining room features modern cabinetry and bifold doors on to the garden. There is the convenience of a separate utility room. A hallway leads to the study/family room and a WC.

There are four good-sized bedrooms on the first floor, along with the family bathroom. The generous master bedroom benefits from built-in storage and an ensuite shower room.

Enjoying a large corner plot, the family friendly rear garden includes a wide paved terrace leading to an area of lawn with mature hedging and apple trees. A charming summer house could be used as a home office or gym, and an additional terrace catches the evening sun. The large gravel drive to the front provides ample parking.

Excellent local amenities include a primary school, church, a highly regarded village store/coffee shop, two public houses, village green with duckpond, and a golf course nearby. Footpaths link to the beautiful National Trust Ashridge Estate.

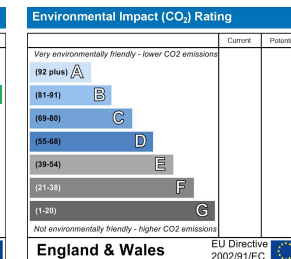
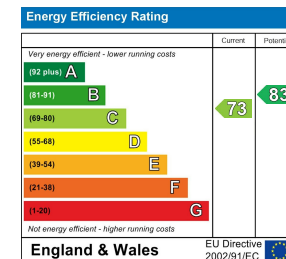
Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Dacorum).

Situation

The picturesque village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, there are good connections to the M1 and M25, while the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



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