



# Vicarage Road

Potten End

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## Offers In Excess Of £1,150,000

entrance hall | kitchen | dining room | living room | family room | WC | first floor landing | principal bedroom with ensuite | three further bedrooms | office space | family bathroom | outside storage | garage & driveway parking | front & rear gardens

A spacious four bedroom detached family home enjoying a lovely mature plot approaching half an acre, and offering excellent scope to upgrade. Superbly situated just a short walk away from village amenities.

Ground floor accommodation currently comprises a large hallway, kitchen, separate dining room, living room, a second reception, and a cloaks/WC.

On the first floor, two of the bedrooms are accessed via an office space, with the larger of these bedrooms benefitting from an ensuite bathroom. There are a further two bedrooms and a family bathroom.

There is tremendous potential to reconfigure or extend the existing accommodation (subject to obtaining any necessary consents).

Outside, delightful established gardens extend to approximately half an acre. Sweeping lawns are complemented by attractive borders and mature trees. There is a large garage to the side and ample driveway parking to the front. Excellent local amenities include a primary school, highly regarded village store/coffee shop, and two public houses.

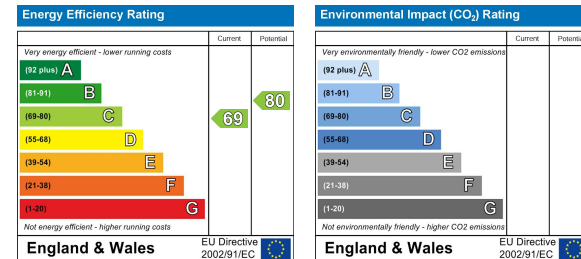
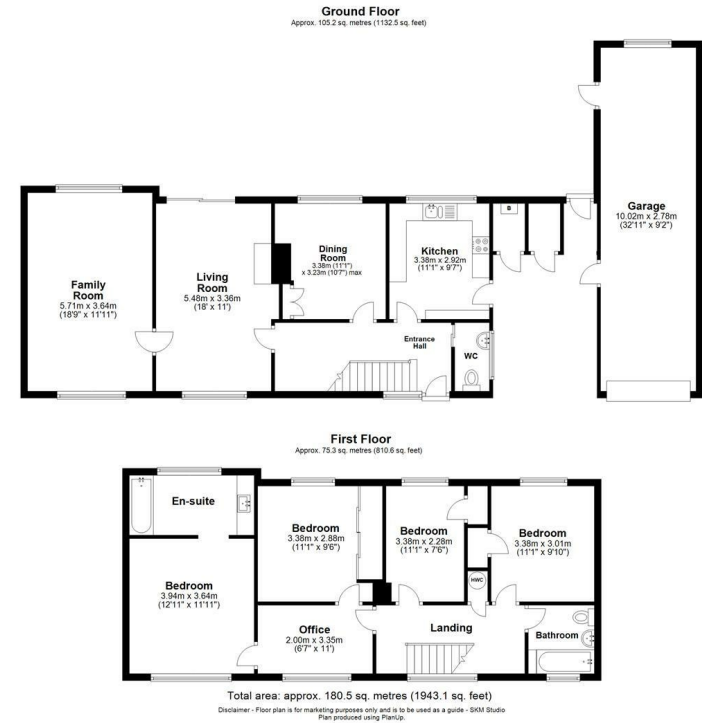
### Services

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

### Situation

The lovely 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 both the M1 and M25, whilst 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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