



Water End Road

Potten End

Water End Road

Potten End

Offers In Excess Of £1,175,000

entrance porch & hall | sitting room | dining room | kitchen | utility | family room/study | shower room | first floor landing | four bedrooms | family bathroom | front & rear gardens | garage & driveway parking

A spacious four bedroom detached family home set in a lovely established plot in the heart of this popular village, just 2 miles away from Berkhamsted station. Further offering potential to extend, subject to obtaining any necessary consents.

Accommodation includes a generous dual aspect sitting room with wood burning stove and french doors opening to the rear. The kitchen is semi-open plan to the dining room, and there is the benefit of a separate utility. At the rear, the family room/study features views over the garden. This room could easily serve as an additional bedroom as there is an adjacent shower room.

The first floor comprises three double bedrooms, a single, and a family bathroom.

The large rear garden is a particular feature of this property, and includes sweeping lawns complemented by mature trees and attractive borders. Set back and screened from the road, the front garden benefits from driveway parking and a garage.

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

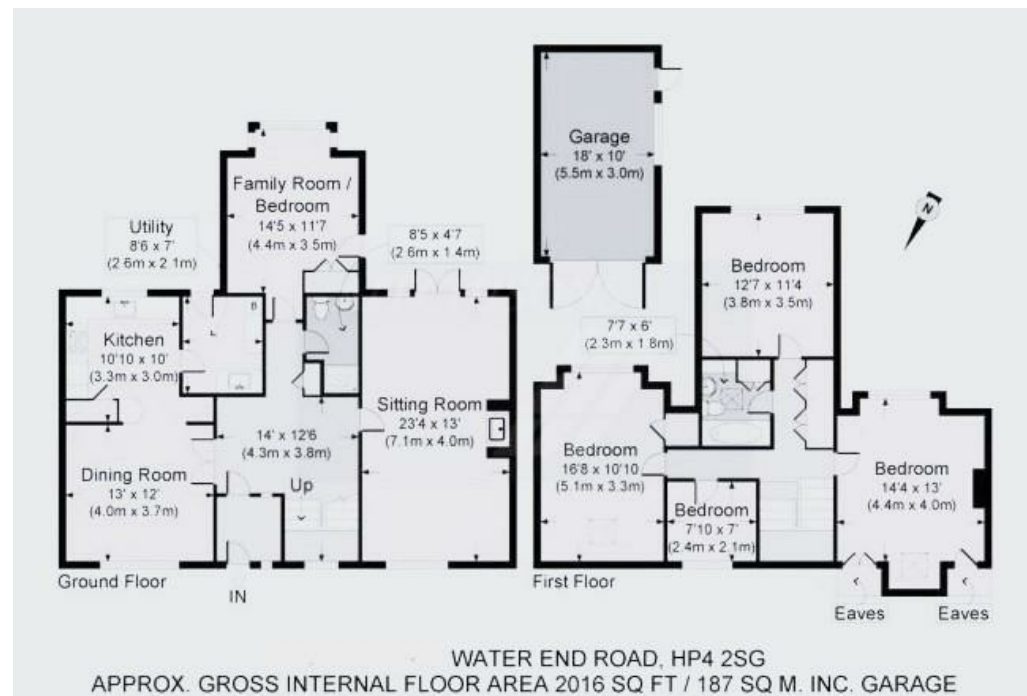
Services

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



Energy Efficiency Rating	
Current	Potential
78	44

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	C

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

