



The Front
Potten End



Offers In Excess Of £850,000

porch | living/dining room | kitchen | utility/WC | sitting room | lobby | first floor landing | double bedroom with ensuite shower | two further double bedrooms | family bathroom | front & rear gardens | off-road parking

This absolutely charming three-bedroom detached cottage is full of character and offers the perfect blend of period details and contemporary styling. Benefitting from off-road parking and an enviable location in the heart of this popular village.





A generous and welcoming open-plan living/dining room features an impressive fireplace, built-in alcove storage, and french doors that open to the rear garden. The dining area leads through to the kitchen, which is thoughtfully fitted out with traditional cabinetry and integrated double oven, hob, dishwasher, and butler sink. There is the convenience of a separate utility with WC. Also on the ground floor, a lovely additional sitting room can adapt to suit your needs, whether as a home office, playroom, or guest bedroom.

Upstairs, you'll find three good-sized bedrooms. One of the bedrooms has the added luxury of a stunning ensuite shower room, while the other two share a beautifully styled family bathroom.

Outside

Gated side access leads through to the delightful rear garden, which features an attractive flagstone terrace, perfect for outdoor dining. In addition, low maintenance artificial turf is complemented by mature planting. There is a pretty lawned garden to the front along with an off-road parking space.

This lovely cottage is ideally located for both peaceful village living and easy access to local conveniences. Nearby amenities include a primary school, church, a highly regarded village store/coffee shop, two public houses, village green with duckpond, and a golf course close by. Footpaths link to the beautiful National Trust Ashridge Estate.



Tenure

Freehold.

Services

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

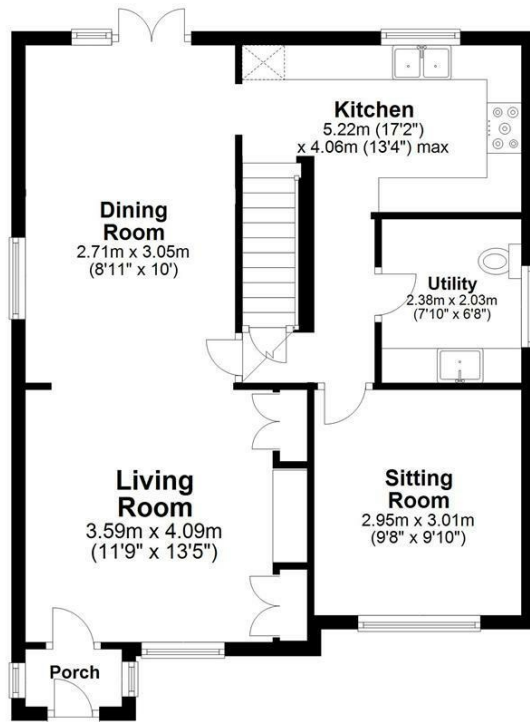


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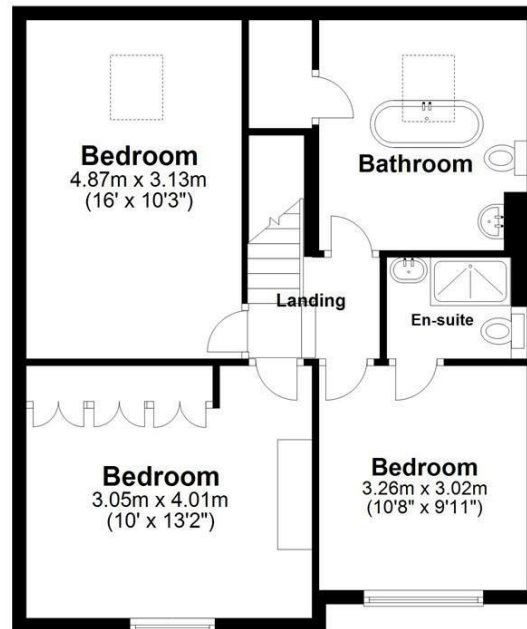
Ground Floor

Approx. 62.2 sq. metres (669.5 sq. feet)



First Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 124.1 sq. metres (1335.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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