



The Front  
Potten End



# The Front

Potten End

## Offers In Excess Of £490,000

porch | living room | kitchen/dining room | first floor landing | two bedrooms | family bathroom | front & rear gardens | outbuilding/store room

A characterful two bedroom Period cottage perfectly situated in the centre of this popular village, moments away from local amenities.

An enclosed entrance porch provides access to the charming living room which features wood flooring, beams and a wood-burner. To the rear of the property, an open-plan kitchen/dining room includes classic cabinetry complemented by wooden worktops, with integrated oven, gas hob, fridge freezer, dishwasher and washer/dryer. A stable door leads out to the rear garden.

Stairs rise from the dining area to the first floor landing, which provides access to the two bedrooms and the traditional family bathroom.

### Outside

Outside, there is a small walled garden to the front of the property. Conveniently, there is side access through to the rear garden, which features paving and a gravel seating area along with a small lawn and attractive borders. There is the benefit of a separate brick outbuilding with power, light and insulation providing useful additional work/storage space.

### Tenure

Freehold

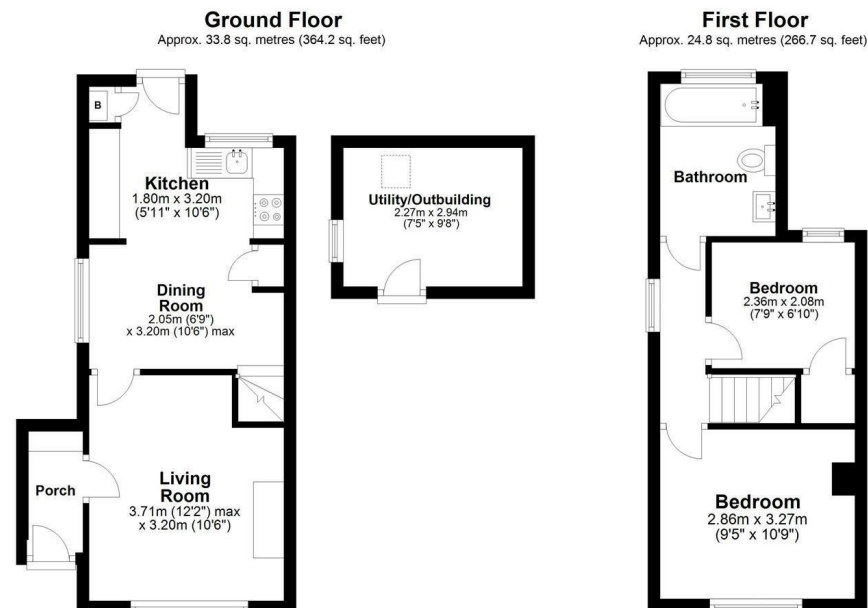
### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

### Situation

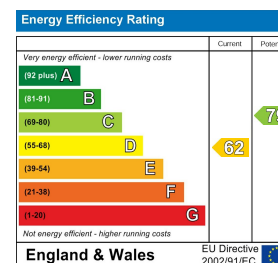
The lovely village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, there are good connections to both the M1 and M25, whilst the mainline stations at Berkhamsted and Hemel Hempstead provide fast 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.



Total area: approx. 58.6 sq. metres (630.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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