



The Laurels, Potten End Berkhamsted HP4 2SP



This substantial family home offers wonderful and lavish accommodation throughout. The hallway is large and spacious, leading to the Lounge, dining room, kitchen/dining room and study. Of particular note is the sizable lounge with double aspect windows and french doors opening onto the dining room. The bright and expansive kitchen/dining room is the perfect family hub. The kitchen area is equipped with a range of wall and base units with several integrated appliances. The study completes the downstairs accommodation. On the first floor, there are five generous bedrooms and a family bathroom. The principal bedroom benefits from a four piece suite and fitted wardrobes.

One of the many features of this beautiful family home is the rear garden, with a large lawn area surrounded by mature hedging. The patio area which is adjacent to the rear of the property offers a wonderful space for entertaining friends and family and a perfect spot for Al fresco dining. The front garden is partly laid to lawn with a sweeping driveway leading to a detached double garage. The double garage has power and light, with a service door opening onto the inner courtyard leading to the utility room.

Location

The Laurels is an extremely sought after location within the quintessential English village of Potten End Village, just two miles from Berkhamsted. Centred around the Village Green and pond are the Church, two pub/restaurants, primary/junior school, and village shop. Recreational facilities include cricket and football fields, bowls club and children's park/play area, and a Village Hall holding a variety of events.

Berkhamsted itself is a busy market town with a thriving High Street filled with independent coffee shops, restaurants and boutiques, alongside familiar High Street names such as Waitrose, Boots, Marks & Spencer and Starbucks among others.

The area is popular with commuters, for its excellent road and rail links (A41 linking M25 (J20) and mainline station providing regular service to Euston in approximately 30 mins) and highly desirable for families, with its exceptional choice of schooling, including the renowned Berkhamsted School.





welcome to

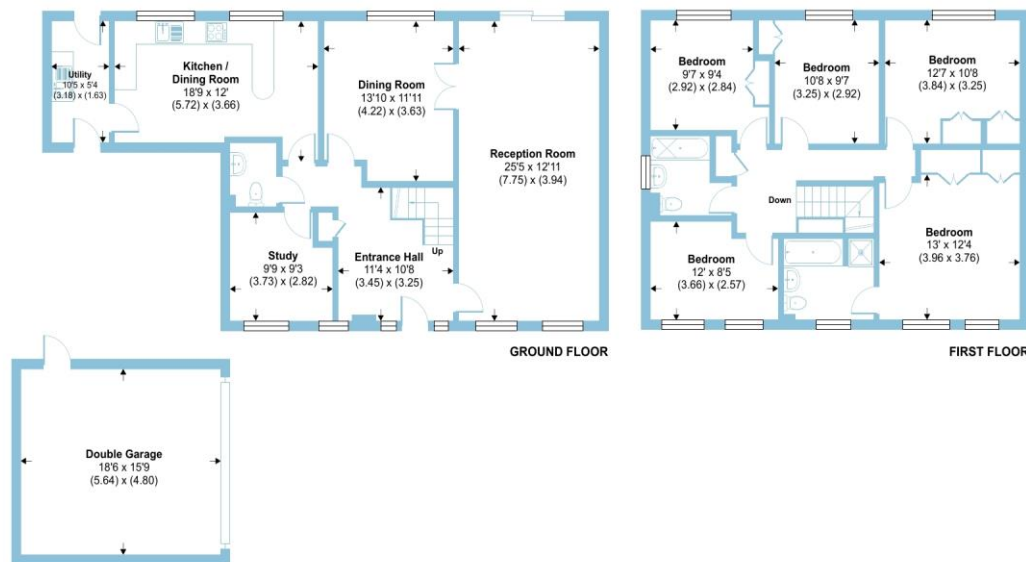
The Laurels, Potten End Berkhamsted

- NO ONWARD CHAIN
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- FAMILY BATHROOM & EN-SUITE
- DETACHED

Tenure: Freehold EPC Rating: Awaited

£1,200,000

A generous five-bedroom detached family home located within the highly sought after village location of Potten End.



Potten End, Berkhamsted, HP4

Approximate Area = 1939 sq ft / 180.1 sq m
Garage = 296 sq ft / 27.5 sq m
Total = 2235 sq ft / 207.6 sq m
For identification only - Not to scale

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Brown & Merry. REF: 1179254



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Property Reference:
BKH102724- 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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