



Homefield, Potten End Berkhamsted HP4 2QX



The ground floor welcomes you with a bright entrance hall leading to a comfortable family lounge, perfect for relaxing evenings. The spacious kitchen/diner provides ample storage and generous space for family dining. To the rear, a substantial extension creates a flexible zone comprising an inner hallway/lobby, utility area with downstairs bathroom, and a further family room/bedroom. This adaptable area could easily be reconfigured for a variety of uses, including a self-contained annexe - ideal for multi-generational living or guest accommodation. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom. Outside, the rear garden offers a private and inviting space for outdoor entertaining, play, or simply unwinding.

Situated in a desirable location with easy access to local amenities, schooling, countryside walks, and excellent transport links, Homefield presents a superb opportunity for families seeking space, flexibility, and village living.





welcome to

Homefield, Potten End Berkhamsted

- Extended Three Bedroom End of Terrace
- Spacious Kitchen/Diner
- Versatile Rear Extension
- Two Reception Rooms
- Practical Utility Area/ Downstairs W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

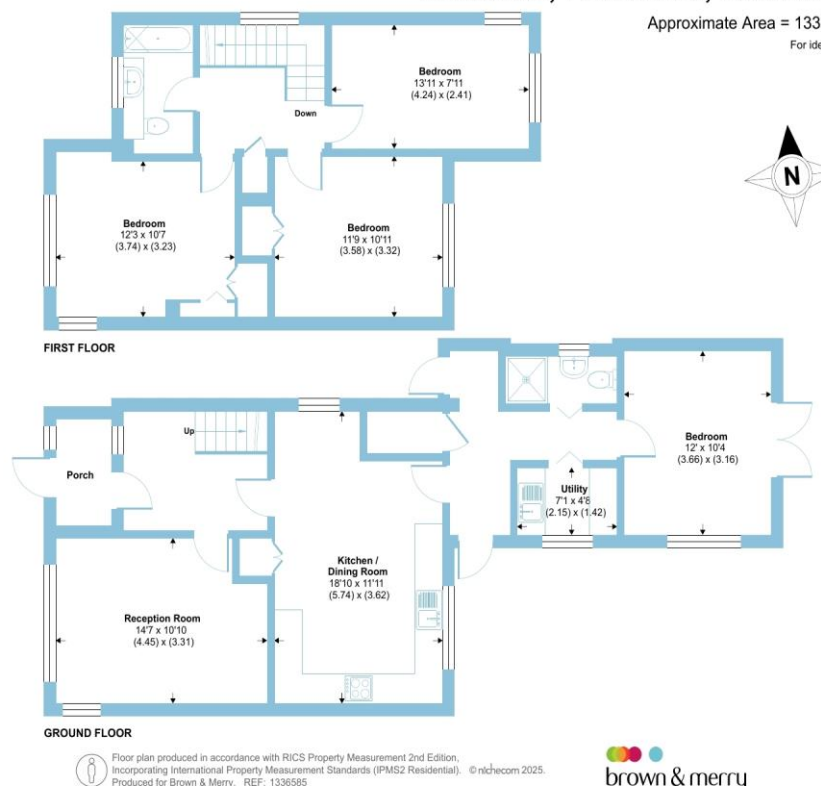
£650,000

Located in the sought after village of Potten End, this extended three bedroom end of terrace property offers versatile living space for modern family life.

Homefield, Potten End, Berkhamsted, HP4

Approximate Area = 1330 sq ft / 123.5 sq m

For identification only - Not to scale



check out more properties at [brownmerry.co.uk](https://www.brownmerry.co.uk)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [sequencehome.co.uk](https://www.sequencehome.co.uk)



Property Reference:
BKH103046- 0002

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.



01442 870444



berkhamsted@brownmerry.co.uk



124 High Street, BERKHAMSTED,
Hertfordshire, HP4 3AT



[brownmerry.co.uk](https://www.brownmerry.co.uk)