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GUIDE PRICE £650,000

Berkhamsted

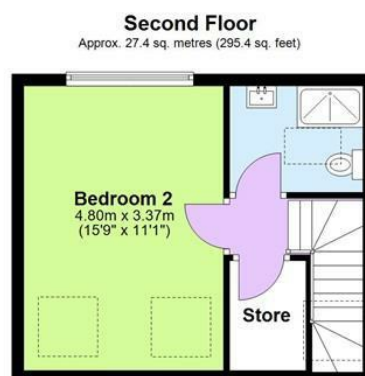
GUIDE PRICE

£650,000

Located in the sought after hilltop Berkhamsted village of Potten End in an end cul-de-sac location and backing onto the village cricket pitch. Extended and renovated with a Southerly rear garden the property is approaching 1800 sq ft in size to include a welcoming entrance hall, formal dining room and magnificent open plan kitchen/dining/family room. Additional accommodation includes 4 large bedrooms and 4 bathrooms.



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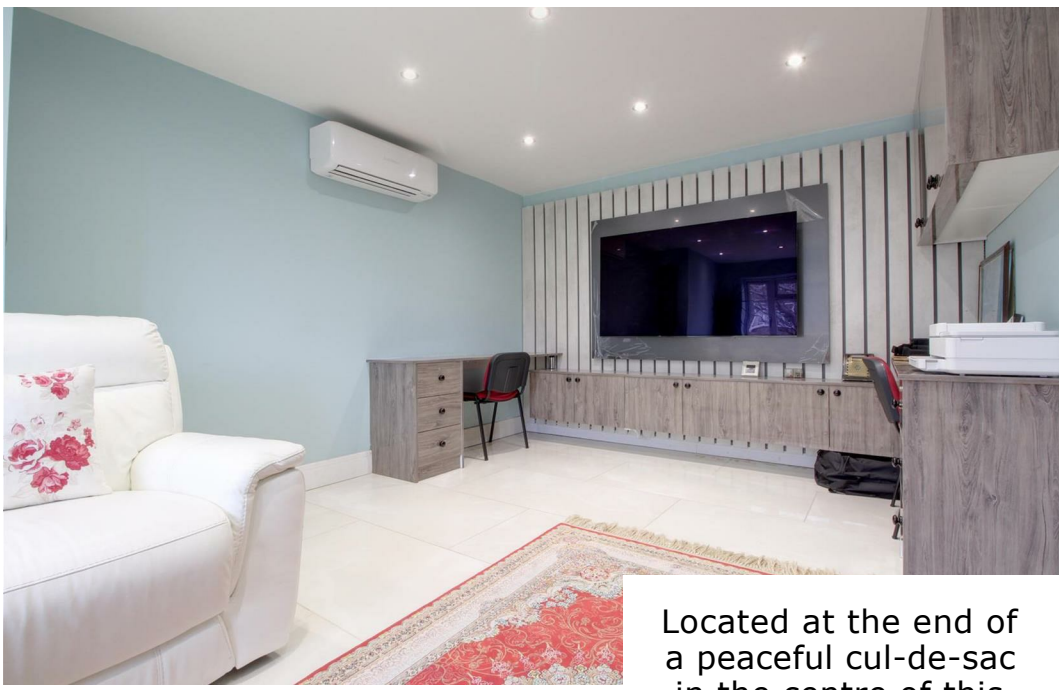
Total area: approx. 165.2 sq. metres (1777.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	100		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Located at the end of a peaceful cul-de-sac in the centre of this sought after Berkhamsted village.



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Ground Floor

The front door opens to a grand entrance hall which has a solid oak staircase sweeping up to the first floor, a door to the formal living room and double doors opening to a magnificent open plan kitchen/dining/family room. With bi-folding doors to the rear and large roof lantern natural light flows through this wonderful space. The kitchen area is fitted with a range of high gloss range of base and eye level units with work top over incorporating a breakfast bar area. There are a range of integrated appliances to include a double oven, gas hob with extractor, fridge and freezer and dishwasher. A door opens to a useful store room and another door opens to a ground floor shower room. From here you move through to the rear of the property where there is a large family area with media wall comprising of a range of low level cabinets and feature slatted wall.

First Floor

The landing area on the first floor has doors opening to three double bedrooms all of which are fitted with integrated wardrobes and one of which has doors opening to a wonderful balcony space with far reaching views over the garden and towards the cricket pitch to the rear of the property. The family bathroom is positioned on this floor and comprises a four piece suite to include a jet spa bath and separate shower cubicle. The bedroom with balcony also boasts an ensuite shower room.

Second Floor

A second floor landing has a Velux window to the front and a door opening to a good size storage space into the eaves. A door opens to a top floor shower room with Velux window to the rear. A door opens to a magnificent principal bedroom which has the advantage of a range of fitted wardrobes and drawers and eaves storage. There is a window to the rear and two Velux windows to the front allowing an excellent degree of natural light to enter this room.

Outside

There is a range of unallocated parking spaces to the front of the property. A pathway leads to the front door with gated access to the side opening to the garden. An area of hardstanding is directly at the rear of the property ready for a patio to be laid and leading the main portion of the garden which is southerly facing in aspect and fully enclosed by fencing.

The Location

Potten End is a village in West Hertfordshire, England. It is located in the Chiltern Hills, two miles east-north-east of Berkhamsted, three miles north west of Hemel Hempstead and two miles south east of the National Trust estate of Ashridge. Nearby villages include Nettleden, Great Gaddesden and the hamlet of Frithsden. The joint Parish Council for Nettleden with Potten End CP 1 administers under Dacorum Borough Council.

At the centre of the village there is a Green and pond. The village largely comprises residential properties, together with Holy Trinity Church; 3 a primary/junior school Potten End First School; a village shop; and two public houses, Martin's Pond and The Plough. A number of small businesses are also based in the village. Recreational facilities include cricket and football fields, bowls club and a children's grassed play area. A Village Hall provides community use for a wide variety of regular and special events.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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