



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford:
01442 822 210
Property
Management
01442 879 996
Berkhamsted Select
& Country Homes:
01442 828 222
Ting, Wendover,
Aylesbury & Villages:

Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...



5 2 2 D

Berkhamsted
PRICE GUIDE £1,350,000

Berkhamsted

PRICE GUIDE

£1,350,000

PLOT POSITION & POTENTIAL.
Boasting a good size plot set way back from the road giving you excellent privacy is this unique chance to purchase this detached house on a large plot offering the potential to redevelop to a grand designs style house STNP. The property is sold with vacant possession and no upper chain.



www.sterlinghomes.co.uk

Water End Road, Potten End, Berkhamsted, HP4

Approximate Area = 2811 sq ft / 261.1 sq m
Limited Use Area(s) = 134 sq ft / 12.4 sq m
Garage = 359 sq ft / 33.3 sq m
Total = 3304 sq ft / 306.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sterling Homes. REF: 1217310



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





A rare chance to purchase a detached house on a large plot that is the perfect Grand Designs project.



www.sterlinghomes.co.uk

Ground Floor

This charming 4 double bedroom detached chalet bungalow is a rare find, nestled in the sought after village of Potten End and the nearby market town of Berkhamsted with its main line station that offers access to London Euston. Situated on a substantial plot, the property boasts a secluded position, providing a sense of privacy. While the home could benefit from some updating, it offers spacious living areas, including a large open plan lounge and dining area, a separate living room, and an impressive billiard room with French doors opening to the garden. The ground floor also features a fitted kitchen, guest cloakroom, a Jack and Jill shower room connecting to a downstairs bedroom (currently used as a study), and a welcoming entrance hall.

First Floor

Upstairs, there are 3 double bedrooms and a family bathroom. The master bedroom, accessed from stairs near the snooker room, offers views of the rear garden and a spacious ensuite bathroom. While bedrooms 2, 3 and the family bathroom are accessed via stairs in the entrance hall.

Outside

The property is surrounded by beautiful tree lined gardens, including a patio seating area, garden pond, lawn and a small orchard. Additionally, there is a detached double garage with a personal door and two up and over garage doors, along with a generous driveway providing ample off road parking. This home offers great potential for extension and improvement STNC. Viewing is highly recommended to fully appreciate its unique charm and potential.

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.

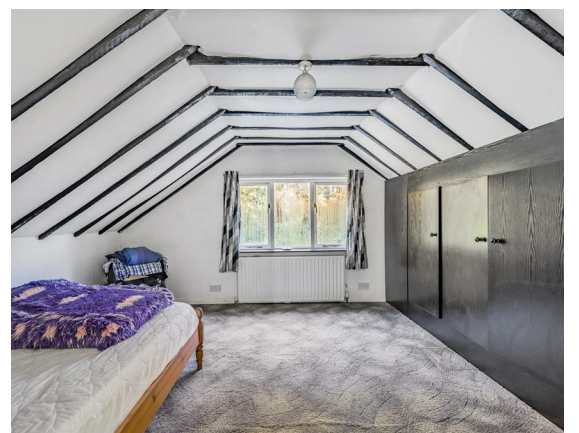
At the centre of the village there is a Green and pond. The village largely comprises residential properties, together with Holy Trinity Church; 3 a primary/junior school Potten End First School; 4 a village shop; and two public houses, Martin's Pond and The Plough. A number of small businesses are also 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

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.



www.sterlinghomes.co.uk