



AAA
Energy Rating

9

REGENT
ESTATES

KILN CLOSE, POTTEN END, BERKHAMSTED

£550,000 Freehold

ACCOMMODATION

A well presented and deceptively spacious two double bedroom end of terrace home with driveway parking and a south facing rear garden situated in a 'tucked away' position in the desirable village of Potten End. The property benefits ensuite to the master, sold with 'no upper chain' and has potential to extend, subject to local authority planning consents.

ENTRANCE HALL * DOWNSTAIRS CLOAKROOM * KITCHEN * LOUNGE/DINER * UTILITY ROOM * MASTER BEDROOM WITH EN SUITE * FURTHER DOUBLE BEDROOM * FAMILY BATHROOM * SOUTH FACING REAR GARDEN WITH * TWO PARKING SPACES * PART CONVERTED GARAGE.

The accommodation comprises a stylish, good size kitchen with range cooker and appliances, a downstairs cloakroom, a large extended lounge/diner overlooking the garden. The utility room with side access to the garden and a part converted garage completes the downstairs accommodation.

To the first floor, there are two generous double bedrooms. The master has an en suite shower room with built in wardrobes. A modern family bathroom serves the other bedroom.

Located in a quiet cul-de-sac in Potten End near Berkhamsted, the property is just a short walk from the village primary school, Church, village shop with cafe and a short drive or cycle ride from Berkhamsted mainline train station.

EPC - C
Council Tax Band - E

LOCATION

Potten End is the quintessential English country village, with a village green, pond, church, hall, playgroup, primary school, two pubs and village shop. Set amidst beautiful countryside, yet only around two miles from Berkhamsted, it offers the best of both worlds; the rural idyll within striking distance of many amenities.

Nearby Berkhamsted is a busy market town with many independent shops and a thriving market, located to the West of Hertfordshire and just 30 minutes from London by train. Perhaps the town's most prominent role in National affairs came in 1066 when William the Conqueror was handed the English Crown at Berkhamsted Castle.

The area is highly desirable for commuters, with excellent transport links by road and rail. Berkhamsted mainline train station provides a regular and direct link to London Euston in around 30 minutes. Road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford, Tring and Aylesbury.

OUTSIDE

Driveway parking for two vehicles to the side of the property and an enclosed, private mature south facing rear garden with side access completes the external features of this attractive end of terrace house.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

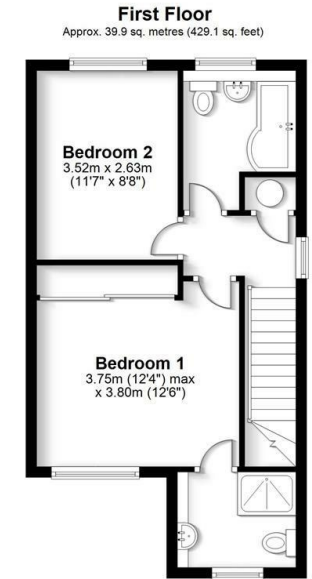
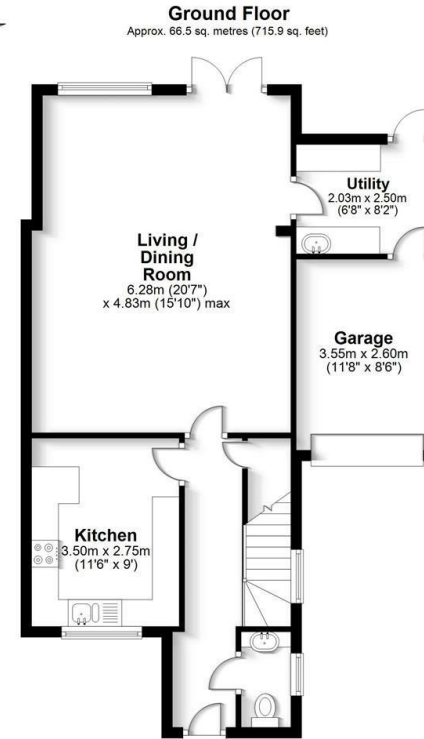
Strictly by appointment through Regent Estates.

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Total area: approx. 106.4 sq. metres (1145.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
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