



Hempstead Lane, Potten End, Berkhamsted, HP4 2SD | Freehold

 4 Bedrooms  3 Bath/Shower Rooms  4 Reception Rooms  Garage  Approx. One-third of an acre  
 EPC Band C  Council Band: G – £3,883.96 2025/26  Dacorum

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# Hempstead Lane, Potten End, Berkhamsted

This four bedroom detached house is located close to the green in Potten End, has a large south-facing garden, double garage and is an easy walk from the local school, pubs and sports clubs.

🗝️	Stunning detached home
🗝️	Four generous bedrooms
🗝️	Three bathrooms
🗝️	Four reception rooms
🗝️	Boot room and utility room
🗝️	Detached double garage
🗝️	Stunning south facing garden measuring approx.. 0.3 of an acre

## Description

This impressive, detached family house is very well presented and offers a wealth of features to excite growing families and down-sizers alike. The driveway has good parking provision and leads to the double garage. From the drive there is access into the house via the main hallway but a second option for those wet and muddy days is a door into a boot room. The house layout flows nicely from the hallway into the kitchen/dining room which has bay windows and doors to the garden. The main living room has a newly installed gas fireplace, a front aspect window and doors leading to the impressive family room with vast sliding glass doors offering spectacular views over the beautiful garden. The study is a room that has its own private access so would be perfect for a small business where clients may need a separate entrance. Completing the ground floor are the utility room and a downstairs cloakroom with w/c.

The first floor has three great sized bedrooms and a family bathroom. The principal bedroom enjoying the use of an ensuite and a dressing room. A further bedroom can be found on the second floor along with an ensuite bathroom.

The rear garden is stunning and measures approaching one-third of an acre. With a sunny southerly aspect, the garden is over 170ft (52m) in length and with a front section of landscaped lawn and bedding with lovely trees, and a private section to the rear with a large wooden shed.





## Location

Located close to Potten End village green and pond, the shop/café, school and the Church.

Ashridge Estate, with the forest and range of footpaths and bridleways is about 1 mile.

Berkhamsted is about 2 miles (London Euston 33 minutes), M1 (J8) 6 miles, M25 (J20) 8 miles and Luton Airport 15 miles.



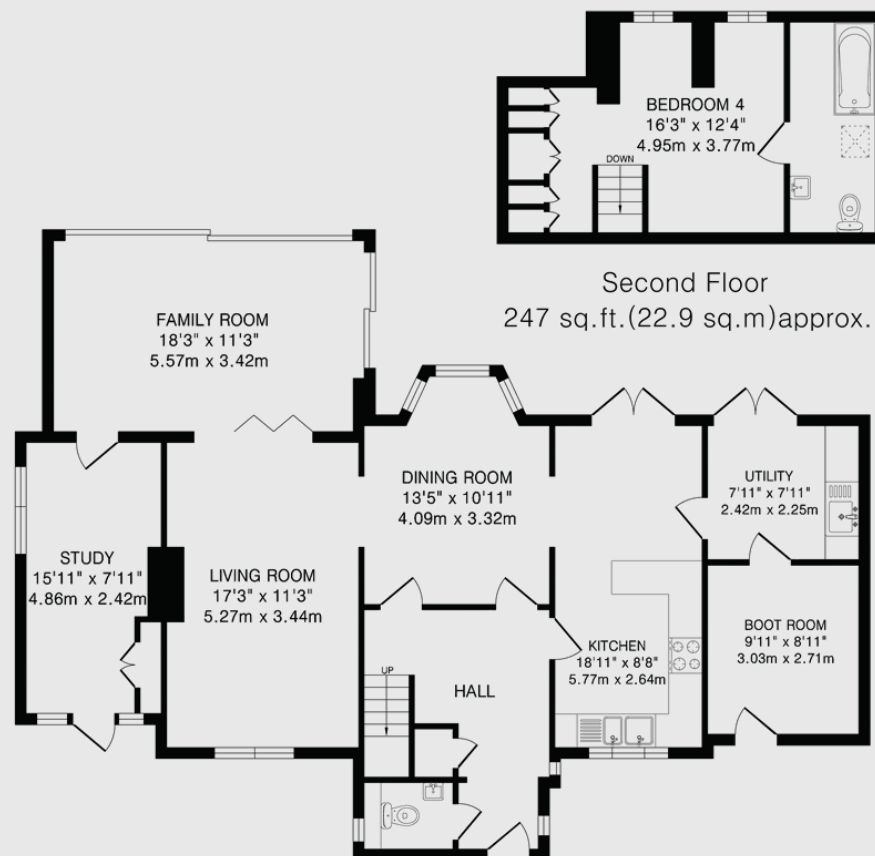




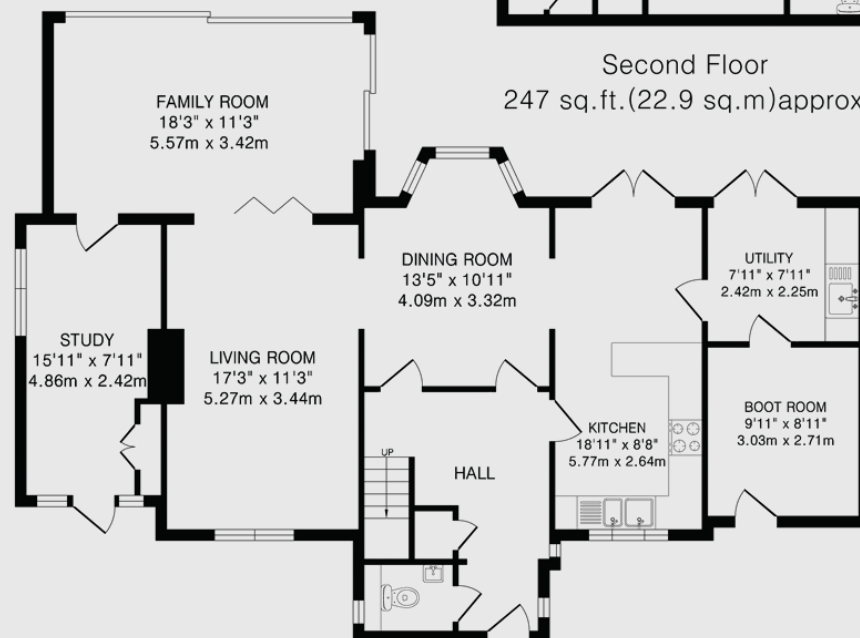








**Garage**  
333 sq.ft.(30.9 sq.m)approx.



**Ground Floor**  
1179 sq.ft.(109.4 sq.m)approx.



**First Floor**  
780 sq.ft.(72.4 sq.m)approx.

**TOTAL FLOOR AREA: 2539 sq.ft.(235.6 sq.m)approx.**

**IMPORTANT INFORMATION:**

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