



Hedgeside, Potten End, HP4 2RE
Asking price £695,000

Sears & Co
estate & letting agents

A SKILLFULLY EXTENDED and well proportioned bungalow with accommodation now spanning in excess of 1400 SQFT situated on Hedgeside in the exclusive Hertfordshire village of POTTEN END.

Accommodation includes an entrance hallway, SPACIOUS 20FT living room, separate dining room, downstairs shower room, boot room, REFITTED kitchen/breakfast room, utility room, Principal bedroom with DRESSING AREA and an EN SUITE bathroom and an additional first floor bedroom.

Externally the property further benefits from Driveway parking, a partial GARAGE/store area and a truly spectacular, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.



www.searsandco.co.uk

Sears & Co

A SKILLFULLY EXTENDED and well proportioned bungalow with accommodation now spanning in excess of 1400 SQFT situated on Hedgeside in the exclusive Hertfordshire village of POTTEN END.

Accommodation includes an entrance hallway, SPACIOUS 20FT living room, separate dining room, downstairs shower room, boot room, REFITTED kitchen/breakfast room, utility room, Principal bedroom with DRESSING AREA and an EN SUITE bathroom and an additional first floor bedroom.

Externally the property further benefits from Driveway parking, a partial GARAGE/store area and a truly spectacular, private rear garden. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Wood effect flooring. Radiator. Stairs rising to the first floor accommodation. Access to the study/bedroom three, dining room & living room.

Living Room

Two double glazed windows. Double glazed doors to the rear aspect leading to the garden. Fire place with gas fire. Two radiators. Store cupboard. Recessed down lighting. Access to the inner hallway.

Inner Hallway

Double glazed door leading to the side access. Radiator. Wood effect flooring. Recessed down lighting. Store cupboard. Access to the boot room, downstairs shower room, kitchen & dining room.

Dining Room

Double glazed window. Wood effect flooring. Radiator. Recessed down lighting.

Boot Room

Wood effect flooring. Fitted with a range of storage solutions. Wall mounted gas boiler.

Downstairs Shower Room

Fitted with a three piece suite to include a shower enclosure, low level w/c and cabinet enclosed wash hand basin. Tiled flooring. Tiled walls and acrylic sheets to shower area. Recessed down lighting. Chrome heated towel rail.

Utility Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and double drainer unit with mixer tap. Tiled flooring. Tiling to splash back areas. Recessed down lighting. Space for a washing machine and tumble dryer.

Kitchen/Breakfast Room

Double glazed window. Skylight. Double glazed door leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Free standing range oven. Integrated dishwasher. Space for a free standing fridge freezer. Tiling to splash back areas. Tiled flooring. Radiator. Recessed down lighting.

Study/Bedroom Three

Double glazed window. Radiator. Recessed down lighting. Store cupboard.

First Floor Landing

Access to the principal bedroom and bedroom

two. Store cupboard. Access to the loft void over the stairs.

Principal Bedroom

Two double glazed windows. Two radiators. Storage alcove. Open plan to the dressing area.

Dressing Area

Two skylights. Radiator. Recessed down lighting. Built in wardrobes. Door leading to a 'walk out balcony'.

En Suite Bathroom

Double glazed window. Skylight. Fitted with a three piece suite to include a corner bath, cabinet enclosed wash hand basin and low level w/c. Fitted storage. Tiled flooring. Tiled walls. Recessed down lighting. Chrome heated towel rail. Radiator.

Bedroom Two

Two double glazed windows. Two radiators.

To The Front

An area of frontage providing driveway parking laid with loose stones/shingle with mature planted borders. Access to the partial garage/storage. Gated side access to leading to the garden.

Garage/Store

Accessed via side hinged doors to the front. Power & Lighting.

To The Rear

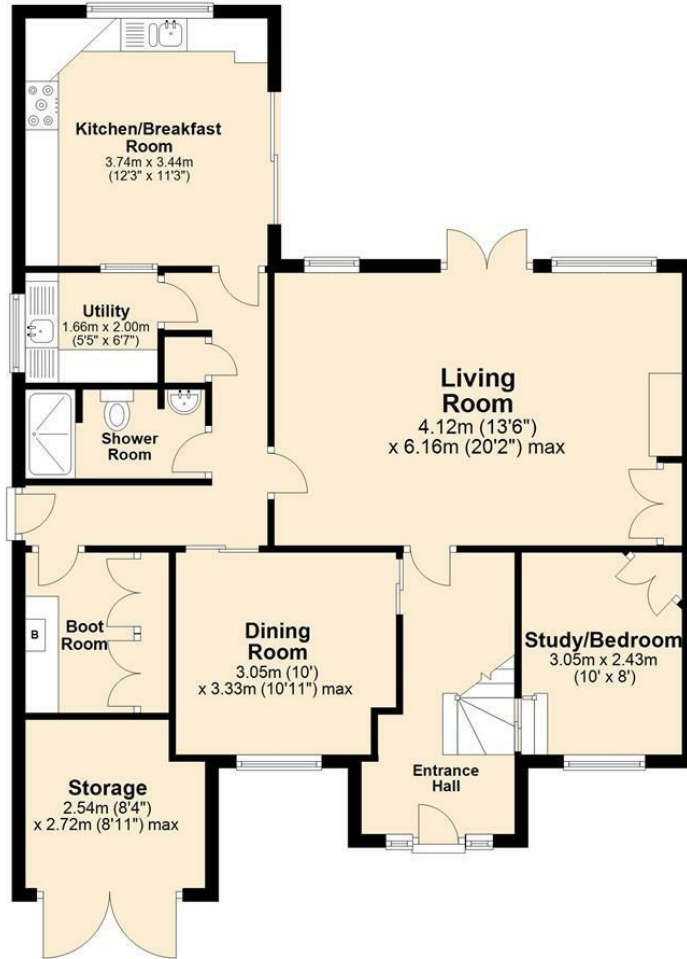
A delightful, private rear garden arranged with areas of patio, artificial lawn and traditional lawn edged with mature planting and borders, enclosed primarily by hedging and timber panel fencing. Summer house. Garden shed. Outside tap.





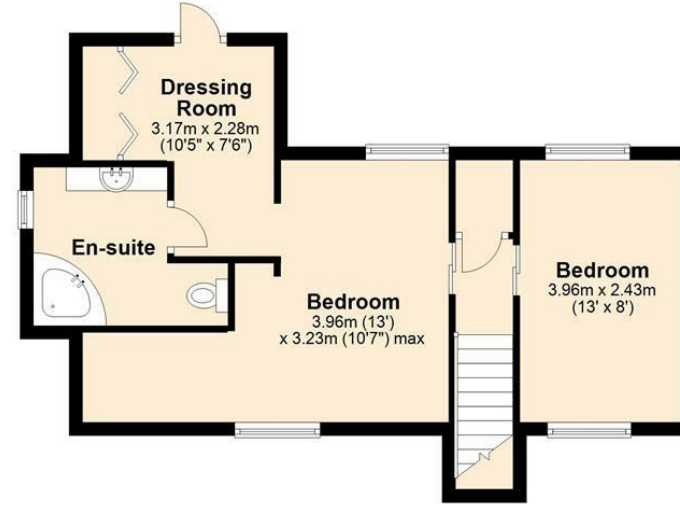
Ground Floor

Approx. 93.3 sq. metres (1004.0 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 136.6 sq. metres (1470.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		