



Hempstead Lane

Potten End



Offers In Excess Of £1,175,000

entrance hall | living room | kitchen/dining/family room | utility | study | play room | WC | first floor landing | bedroom with ensuite/dressing room | four further bedrooms | family bathroom | front & rear gardens | driveway parking

Situated in a lovely leafy village location, this stunning five bedroom family home features beautifully upgraded and extended accommodation. Despite its tranquil surroundings, it remains conveniently close to Berkhamsted's amenities and train station.





At the heart of this lovely home an impressive open-plan kitchen/dining/family room includes classic cabinetry with island unit, and is equipped with single convection oven, steam oven, microwave, induction hob and extractor, warming drawer, dishwasher, and wine fridge. A picture window, bi-folding doors, and a skylight allow natural light to flood in, creating a bright and inviting atmosphere. Double doors open through to the charming living room which features french doors to the rear and a wood-burning stove; a cosy space to relax with family and friends. Versatile ground floor reception space continues with a study and separate family room. Additionally, a utility/boot room offers convenience, along with a downstairs WC.

On the first floor, the impressive principal suite includes a dressing room and an ensuite shower. A further four bedrooms are served by the stylish family bathroom.

Outside, you'll find delightful, established gardens to the front and rear including a large terrace and extensive lawns. There is also the benefit of off-road parking.

Excellent local amenities include a primary school, church, a highly regarded village store/coffee shop, public houses, village green with duckpond, and a golf course nearby. Footpaths link to the beautiful National Trust Ashridge Estate.

NB. a new home is being built next door. Access to no. 31, and the size of the plot, will therefore be different to what is showing on satellite maps/street view.



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band E (Dacorum).

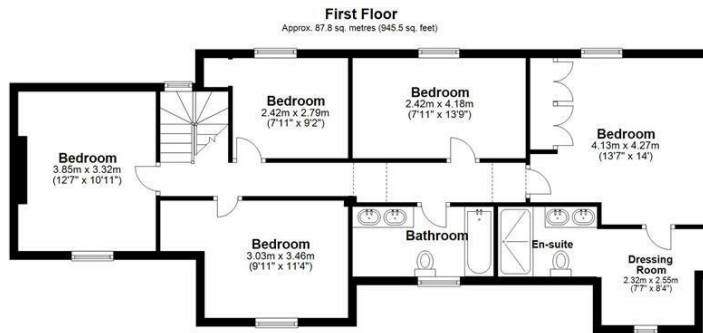
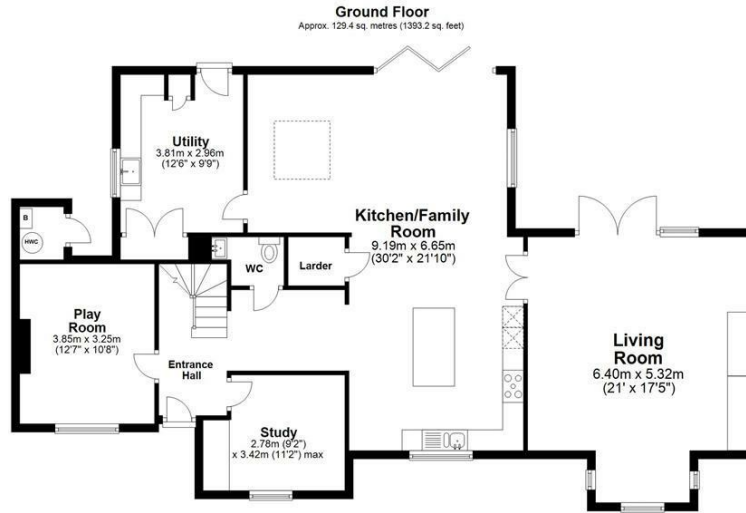
Situation

The picturesque village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, there are good connections to the M1 and M25, while the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).



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Total area: approx. 217.3 sq. metres (2338.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKIMSTUDIO
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

