



Rambling Way

Potten End



Offers In Excess Of £1,000,000

entrance hall | kitchen | dining room | living and family room | first floor landing | principal bedroom with ensuite bathroom | two further bedrooms | family shower room | front & rear gardens | garage & workshop | driveway parking

A charming three bedroom detached home set amidst delightful mature gardens and ideally located in the heart of the village. With scope to remodel or extend (STPP), this attractive property presents an exciting opportunity to tailor to your specific needs and preferences.





Enjoying a desirable cul-de-sac setting, this lovely home has been meticulously cared for by the present owner.

Accommodation includes a spacious semi-open plan living and family room. From here french doors open onto the rear terrace. A brick fireplace adds character, while large windows afford views over the gardens. A second reception is currently used as a dining room. The separate kitchen features traditional cabinetry and includes a gas cooker, fridge, washing machine and tumble dryer.

Upstairs, the principal bedroom is accessed via an ensuite bathroom. A further two bedrooms are served by the family shower room.

Outside

The beautifully landscaped gardens feature expansive lawns, a large paved terrace, mature trees and established planting. Additionally, there is the benefit of a double-length garage with workshop, plus ample driveway parking.

Offering excellent potential to reconfigure or extend (subject to obtaining the necessary consents), this is a rare opportunity to create something truly special in this highly sought-after village location.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band F (Dacorum).



Tenure

Freehold.

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).

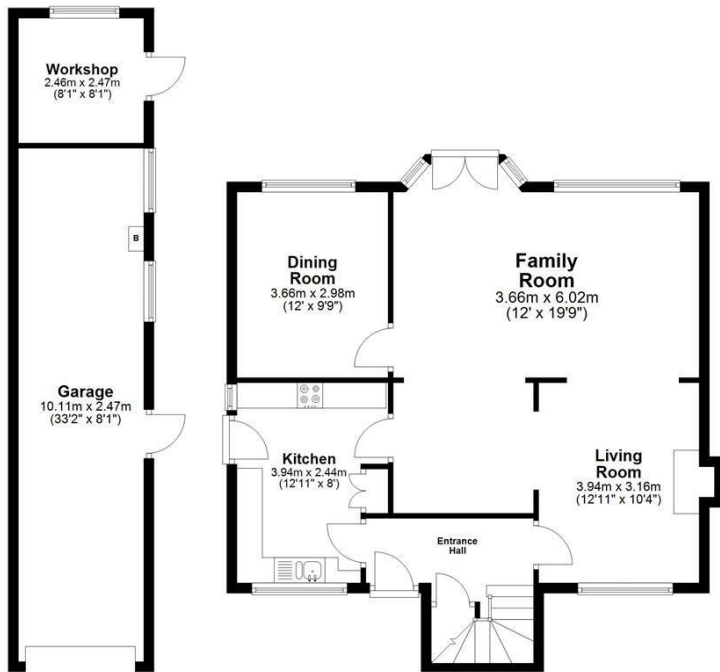


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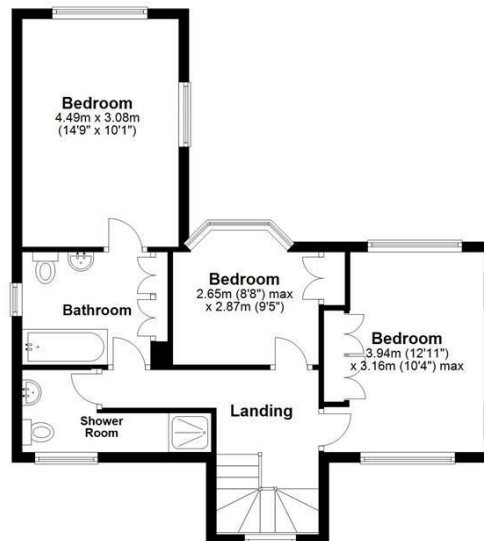
Ground Floor

Approx. 105.5 sq. metres (1135.2 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.2 sq. feet)



Total area: approx. 159.0 sq. metres (1711.4 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 © SKMSTUDIO
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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	60	75
	EU Directive 2002/91/EC	



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

