



Hempstead Lane | Potten End | HP4 2SD
Offers In Excess Of £1,400,000



Situated in a lovely village setting just two miles from Berkhamsted's bustling High Street and the mainline station, this exceptional four bedroom detached family home benefits from stunning established gardens with a southerly aspect.

Beautifully presented throughout, this attractive property offers almost 2,500 square feet of versatile accommodation. At the heart of the home, an open-plan kitchen/breakfast room is thoughtfully designed with ample storage and integrated appliances, including a dishwasher, fridge/freezer, ovens, warming drawer, and induction hob. A separate utility room is a useful addition for busy family life.

Generous reception space includes a large family room to the rear. This comfortable room benefits from a contemporary feature fireplace, while french doors open onto the terrace. There is a separate dining room for more formal occasions, and a further cosy living room to the front. A downstairs WC adds to the home's practicality.

Upstairs, two of the four double bedrooms enjoy the privacy of their own ensuite shower rooms, while the remaining two share a well-appointed family bathroom.

Outside

One of the true highlights of this lovely home is the generous rear garden. A sun-soaked terrace is ideal for outdoor dining, while expansive lawns are complemented by mature trees and planting. The plot backs onto scenic countryside.

To the front, a gravel driveway provides off-road parking for several vehicles and there is the added benefit of two single garages. Also the convenience of an EV charging point.

Village amenities are just a short walk away.

Tenure

Freehold.

Services

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

Council tax band F (Dacorum).

Situation

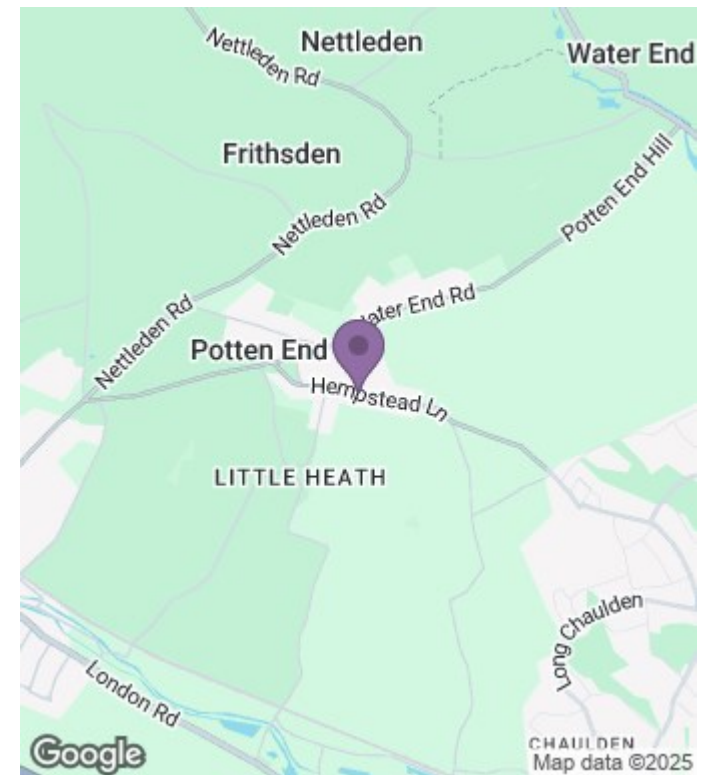
The picturesque village of Potten End is located between Berkhamsted and Hemel Hempstead, both of which offer excellent shopping, sporting and educational facilities. For commuters, there are good connections to the M1 and M25, while the mainline stations at Berkhamsted and Hemel Hempstead provide fast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

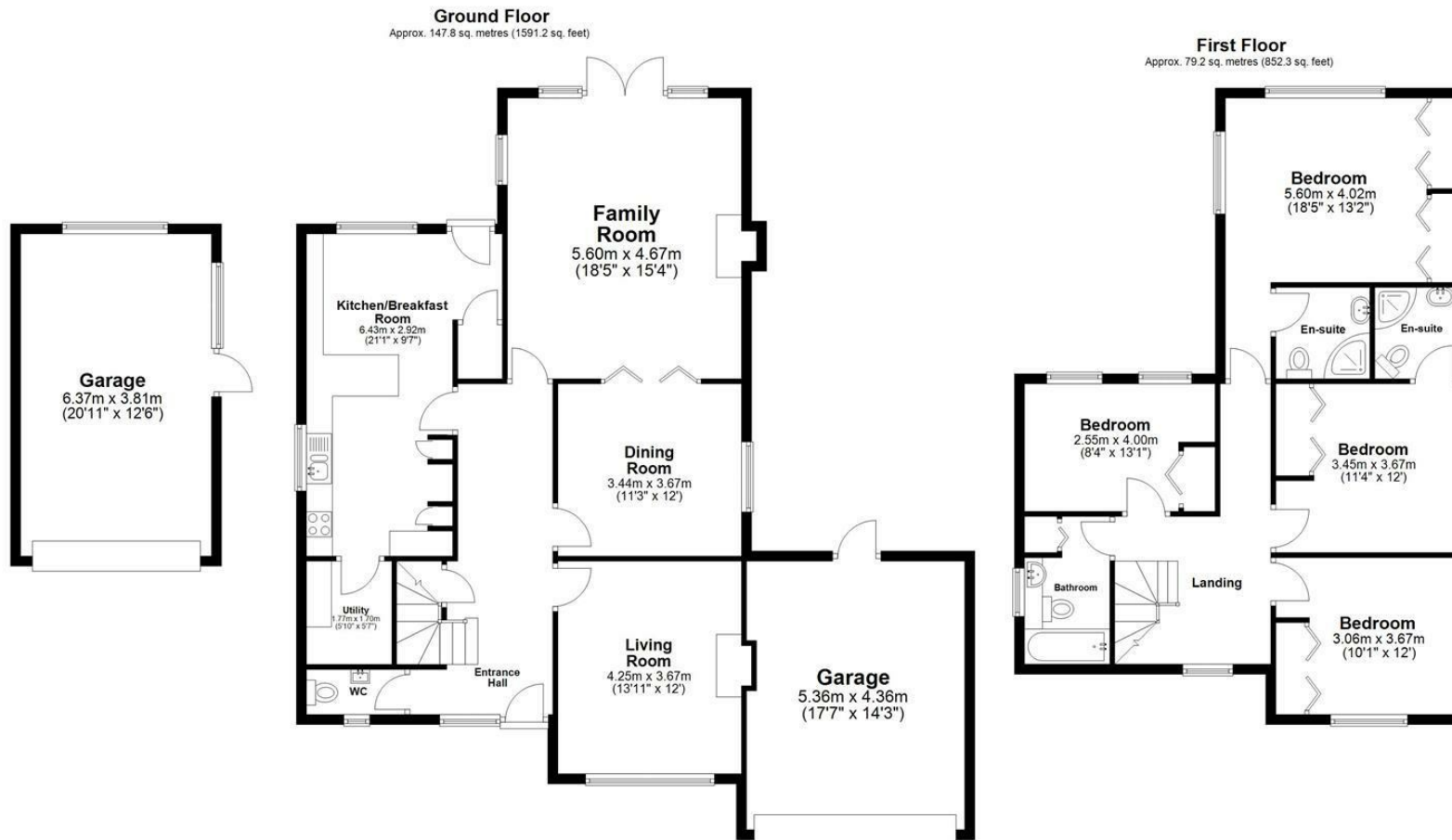






- 2,443 square feet
- Two ensuite bedrooms
- Two further double bedrooms
- Versatile reception space
- Downstairs WC
- Large southerly aspect garden
- Semi-rural outlook
- Garages and ample parking
- EV charging point
- Village location





Total area: approx. 227.0 sq. metres (2443.5 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.
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Council Tax Band: F
Tenure: Freehold

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		81	85
		EU Directive	



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 service to this property nor do we have knowledge of any defects.





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