



School Gardens

Potten End



Offers In Excess Of £650,000

entrance hall | kitchen | open-plan living/dining room | study | first floor landing | master bedroom with ensuite shower | three further bedrooms | family bathroom | front & rear gardens | parking

Conveniently situated in the heart of this sought-after village, this four bedroom, semi detached family home offers generous accommodation and the benefit of a southerly facing rear garden.





Stepping inside, a spacious living room opens through to the separate dining area. Large windows and patio doors allow natural light to flood into this versatile open-plan space. Ground floor accommodation continues on through to the modern well-equipped kitchen, which includes integrated oven and hob, and space for a dishwasher. A further reception is currently used as a study, but would make an excellent playroom or occasional bedroom, if required.

Upstairs, the main bedroom benefits from an ensuite shower room. A further three good-sized bedrooms are served by the modern family bathroom.

Outside

Enjoying a sunny aspect, the attractively landscaped rear garden features paved terraces leading up to an area of lawn; a lovely space to spend time with family and friends. Off-road parking is available.

Centrally located in this charming village, the primary school, village store with coffee shop, and pubs are just a minute or two away. Berkhamsted's mainline station is about a 5-minute drive.

Services

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

Council tax band E (Dacorum).



Tenure

Freehold.

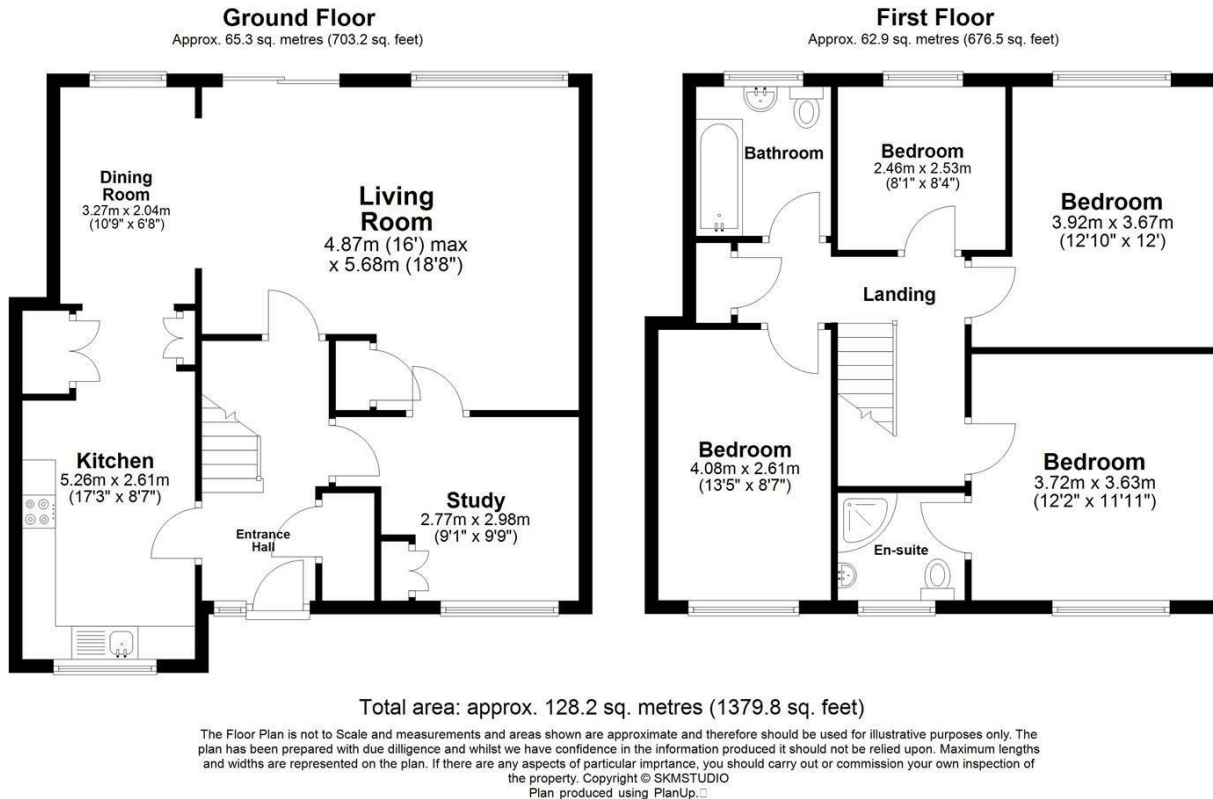
Situation

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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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		73	84
		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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