

Water End Road

Potten End, HP4 2SH



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Guide Price £1,600,000



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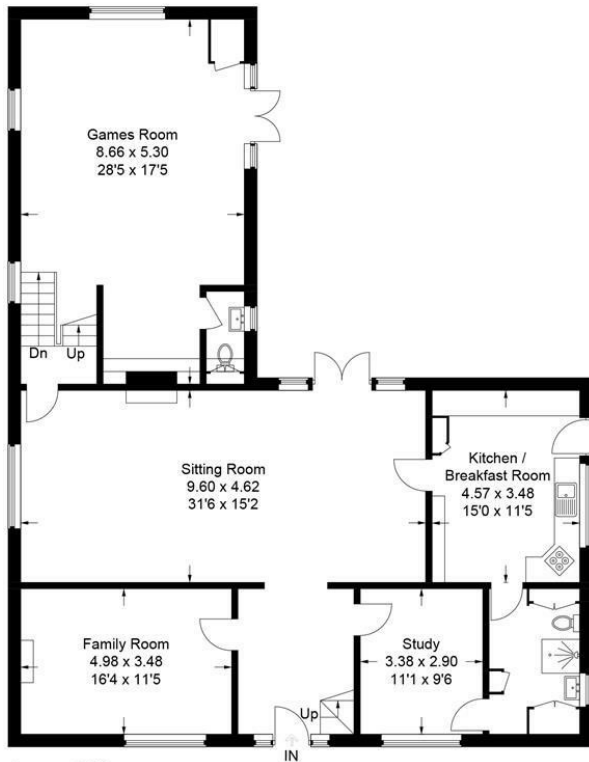
Situated on a substantial mature plot, Hollybush Glen offers over 3000sq ft of accommodation, including a double garage and presents a rare opportunity for a new owner to improve and/or extend subject to the necessary planning consents. The current accommodation comprises a large entrance hall leading to the principal reception rooms which include a family room to the front aspect with feature fireplace and a study (which could be used as a ground floor bedroom) with access to its own shower room. The capacious sitting room measuring over 30ft in length has doors to the rear patio and garden beyond and is conveniently adjacent to the kitchen/breakfast room which is beautifully light on account of windows on both aspects, with a door to outside. Stairs lead down from the sitting room to a similarly vast games room with doors to the garden. On the first floor are three double bedrooms; the principal is accessed via stairs off the games room and has ample built in wardrobes and ensuite bathroom with separate shower. Two further double bedrooms and family bathroom are accessed via stairs off the main entrance hall. Outside the gardens wrap the property on all sides with an orchard of fruit trees to the front and a large expanse of lawn bordered by mature trees and shrubs. There is a large patio to the rear offering ample space to entertain. The property is approached by a long driveway leading to ample parking and double garage.



Approximate Gross Internal Area
 Ground Floor = 155.3 sq m / 1,672 sq ft
 First Floor = 106.5 sq m / 1,146 sq ft
 Garage = 33.2 sq m / 357 sq ft
 Total = 295.0 sq m / 3,175 sq ft



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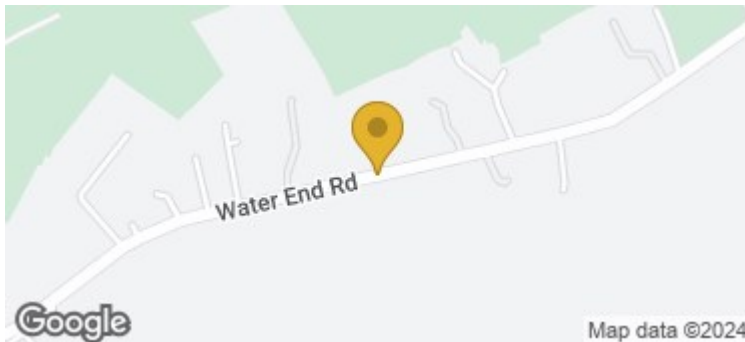
Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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			
		65	75
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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