



4 Hempstead Lane
Potten End | Berkhamsted | Hertfordshire

FINE & COUNTRY



The Property

A detached five bedroom home situated on a plot of approx 0.44 acres in the centre of this desirable Hertfordshire village.

Ground Floor

- Entrance hall
- Sitting room
- Kitchen/ family room
- Dining room
- Study
- Cloakroom
- Utility room

First Floor

- Principal bedroom with en-suite
- Double bedroom with en-suite
- Two further double bedrooms
- Single bedroom
- Family bathroom

Outside

- Gated access onto paved driveway
- Detached double garage and car port
- South facing rear garden
- Summer House by Crown Pavillions
- Plot approx 0.44 acres



A wonderful family home which has been recently updated and improved by the current owners including; new windows, single storey extensions to the rear, new kitchen and car port to name a few. The property is situated perfectly on the plot providing excellent frontage for the double garage, car port and ample parking whilst also offering a generous southerly facing rear garden. The hallway leads through to all the principal reception rooms. The open plan kitchen/ family room is a fantastic space to entertain family and friends and has direct access onto a large terrace and the rear garden. The sitting room, which is cleverly split into two areas, also enjoys the benefit of views of the rear garden. To the front aspect there is the dining room and a study. Completing the ground floor accommodation, there is a utility room and cloakroom. On the first floor, the principal bedroom is en-suite. There is an additional en-suite double bedroom, two further double bedrooms, a single bedroom and family bathroom. Outside the garden has an extensive lawn with mature hedges and flower beds. To the front, the property has electric gates leading to the double garage and car port.





A fantastic choice of primary and secondary schools whether state or private are available in the area, including Potten End First School, Ashlyns and the Berkhamsted School.



Excellent rail links to London Euston from nearby Berkhamsted main line railway station (approx. 34 mins).



Everyday shopping well catered for in Berkhamsted, the High Street has an array of shops from individual boutiques to national High Street retailers.



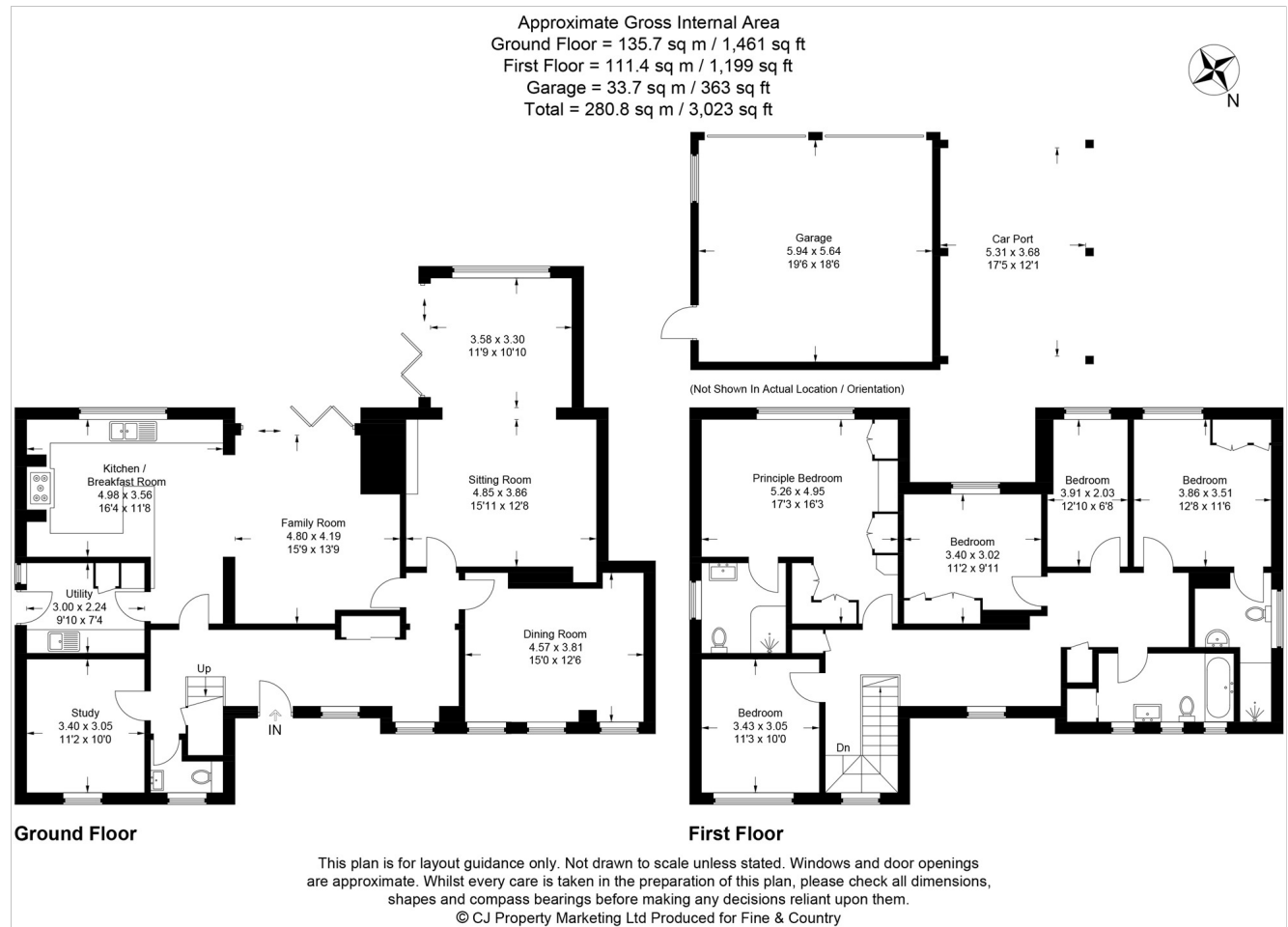
Superb access to the A41, M25 and M1.



Ashridge National Trust estate offering approx. 4,000 acres of beautiful countryside, numerous sports and social clubs.



Martins' Pond is a fantastic pub, opposite the village green, serving excellent food. There is a wide choice of restaurants in nearby Berkhamsted.



EPC Rating: D

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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