



HUNTERS[®]
HERE TO GET *you* THERE

9 Vicarage Road, Potten End, Berkhamsted, HP4 2QZ

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Offers In Excess Of £1,125,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- BEAUTIFULLY DECORATED THROUGHOUT
- LANDSCAPED REAR GARDEN
- THREE RECEPTION ROOMS
- EN-SUITE TO MAIN BEDROOM
- HOME OFFICE
- AMPLE DRIVEWAY PARKING
- VILLAGE LOCATION

This exceptionally beautiful four-bedroom, semi-detached family home, nestled in the Hertfordshire-based village of Potten End, offers the perfect blend of tranquillity and convenience, being just a short distance from Berkhamsted High Street and the local golf course.

Upon entering, you are welcomed by a spacious entrance hall with a staircase leading to the first-floor landing. The hallway flows into the lounge, featuring a cozy log burner, adding character. The heart of the home is undoubtedly the meticulously designed kitchen/breakfast room, complete with integrated appliances, elegant Herringbone flooring, a Franke boiling tap, and a stylish central island. This culinary space offers an abundance of room for entertaining friends and family, while the bi-folding doors seamlessly connect the interior to the rear garden, emphasising the sense of openness. Skylights further enhance this delightful space with natural light. Additionally, the ground floor boasts a versatile home office, a second reception room, which could serve as a separate dining room, and a conveniently located cloakroom.

The first-floor landing is generous and open, leading to four double bedrooms. The master bedroom benefits from an en-suite bathroom, while the four-piece family bathroom completes the upper level. Both the bathroom and en-suite have underfloor heating, adding a touch of luxury.

The rear garden has been thoughtfully landscaped, offering a well-maintained lawn, a patio seating area, and privacy afforded by well-established hedging. A garden shed provides practical storage space.

The property provides ample off-road parking via a gated gravelled driveway. The front garden is beautifully presented with mature flower beds and a well-manicured lawn, elevating the property's curb appeal.

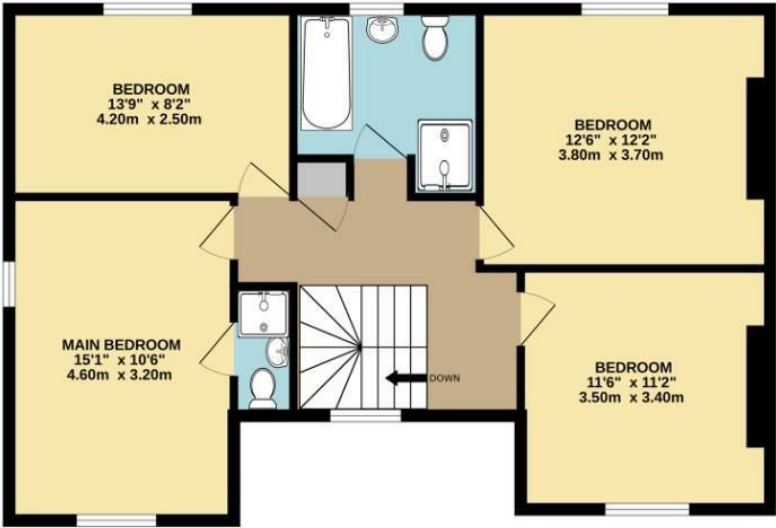
This immaculate home is a true must-see, with the current owners having taken great care in both decorating and maintaining the property to impeccable standard.

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GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1916sq.ft. (178.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		















