



## 42 The Copse, Hemel Hempstead, HP1 2TA

Guide price £850,000

- Four Bedrooms
- Mature Gardens
- Extension Potential STP
- Three Bathrooms
- Double Garage
- Well Presented Throughout
- Extensive Accommodation
- Popular Area

# 42 The Copse, Hemel Hempstead HP1 2TA

Guide Price £850,000 - £875,000. Set within one of the area's most sought-after residential developments, perfectly positioned almost equidistant between Piccotts End, Potten End, Berkhamsted and Hemel Hempstead, this exceptional four-bedroom detached family home enjoys the very best of Hertfordshire living. With a choice of thriving town centres, mainline train stations, picturesque countryside walks, traditional village pubs and excellent local amenities all within easy reach, the location is every bit as impressive as the home itself.

A truly rare opportunity, the property has remained within the same family since the day it was built, offering a wonderful sense of history, warmth and cherished memories that are seldom found in today's market.

Beautifully arranged over two well-balanced floors, the accommodation has been thoughtfully designed for modern family living. The ground floor offers a generous living room, separate formal dining room, spacious conservatory, and an open-plan kitchen with adjoining dining area, creating versatile spaces for both everyday life and entertaining.

The first floor is equally impressive, with a bright and spacious landing leading to four generously proportioned bedrooms, served by three well-appointed bathrooms, providing excellent flexibility for growing families and visiting guests alike.



Council Tax Band: E



### Gardens

Outside, the beautifully stocked and mature rear gardens have been lovingly maintained over many years and provide a peaceful setting to enjoy throughout the seasons. To the front, a triple-width driveway provides ample off-road parking and complements the attractive frontage.

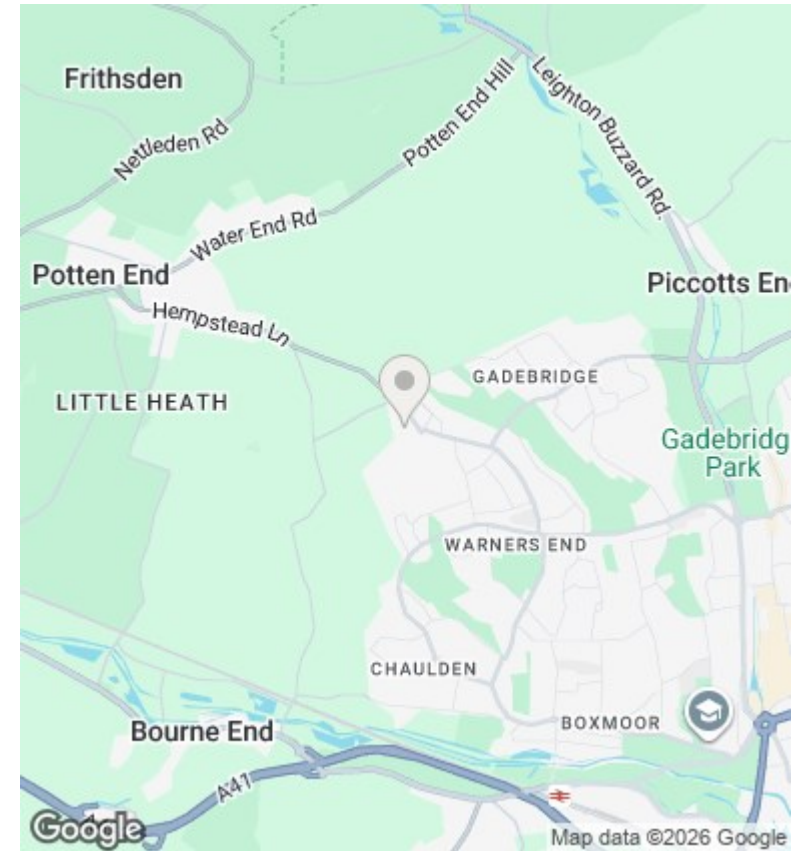
Occupying a peaceful position within an established cul-de-sac where homes rarely become available, this is an exceptional opportunity to acquire a much-loved family home that has been treasured by the same owners since new—a true testament to both the quality of the property and the outstanding location it proudly occupies.

### Area Guide

Potten End is one of Hertfordshire's most desirable villages, offering a charming countryside lifestyle with a strong sense of community. Surrounded by beautiful Chiltern landscapes and close to the stunning Ashridge Estate, it combines picturesque surroundings with excellent opportunities for walking, cycling, and outdoor recreation. The village has a welcoming atmosphere, attractive homes, and convenient access to both Berkhamsted and Hemel Hempstead, making it ideal for families and professionals seeking a peaceful setting without sacrificing connectivity. Its blend of rural charm, community spirit, and proximity to London makes Potten End a highly sought-after place to live.



**TOTAL: 1888 sq. ft.**  
 1st floor: 950 sq. ft, 2nd floor: 938 sq. ft  
 EXCLUDED AREAS: PORCH: 33 sq. ft, GARAGE: 306 sq. ft, FIREPLACE: 7 sq. ft,  
 LOW CEILING: 17 sq. ft, UTILITY: 7 sq. ft, WALLS: 162 sq. ft  
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



## Directions

## Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	