



Kiln Close | Potten End | HP4 2PX
Offers In Excess Of £1,050,000



Upgraded and extended, this modern detached family home offers stylish, spacious and versatile accommodation. Enjoying a quiet cul-de-sac location, just a couple of minutes away from a variety of village amenities.

An impressive open-plan kitchen, dining and family room is at the heart of this stunning home. Streamlined kitchen cabinetry includes an island unit, plus integrated ovens, induction hob, and wine fridge. A large skylight and expansive bifold doors allow natural light to flood in; a superb space to spend time with family and friends.

Generous reception space continues with a large living room and a separate study. A dedicated utility room is a useful addition for busy family life, while a downstairs WC adds to the home's practicality.

Upstairs, two good-sized double bedrooms feature modern ensuite showers. A further bedroom is served by the family bathroom. All three bedrooms benefit from built-in storage.

Outside

At the front, a double garage and block-paved driveway provide ample off-road parking.

Established gardens wrap around the side and rear of the property, and feature contemporary landscaping including a large paved terrace, lawn and gazebo, complemented by beautiful mature trees and hedging. A great space to host gatherings or just relax and enjoy the peaceful surroundings.

This superb family home provides everything you need for comfortable modern living, in a popular village location. Conveniently, Berkhamsted's mainline station is just under 2 miles away.

Tenure

Freehold.

Services

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

Council tax band E (Dacorum).

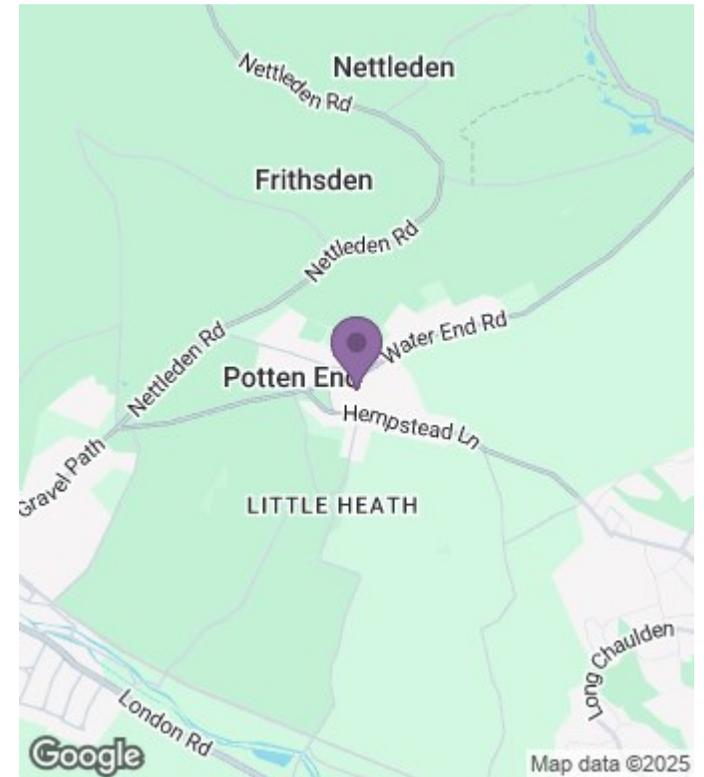
Situation

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).





- 2,315 square feet
- Stunning open-plan kitchen/diner
- Excellent reception space
- Utility & downstairs WC
- Two ensuite bedrooms
- Further bedroom & bathroom
- Established landscaped gardens
- Double garage & driveway parking
- Cul-de-sac setting
- Centre of village location



Approximate Gross Internal Area
 Ground Floor = 101.1 sq m / 1,088 sq ft
 First Floor = 62.4 sq m / 672 sq ft
 Store = 4.0 sq m / 43 sq ft
 Garage = 47.6 sq m / 512 sq ft
 Total = 215.1 sq m / 2,315 sq ft
 (Excluding Summer Gazebo)



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Council Tax Band: E
 Tenure: Freehold

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 service to this property nor do we have knowledge of any defects.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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