



The Front
Potten End

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Offers In Excess Of £490,000

porch | living room | kitchen/dining room | first floor landing | two bedrooms | family bathroom | front & rear gardens | outbuilding/store room

A characterful two bedroom Period cottage perfectly situated in the centre of this popular village, moments away from local amenities.

An enclosed entrance porch provides access to the charming living room which features wood flooring, beams and a wood-burner. To the rear of the property, an open-plan kitchen/dining room includes classic cabinetry complemented by wooden worktops, with integrated oven, gas hob, fridge freezer, dishwasher and washer/dryer. A stable door leads out to the rear garden.

Stairs rise from the dining area to the first floor landing, which provides access to the two bedrooms and the traditional family bathroom.

Outside

Outside, there is a small walled garden to the front of the property. Conveniently, there is side access through to the rear garden, which features paving and a gravel seating area along with a small lawn and attractive borders. There is the benefit of a separate brick outbuilding with power, light and insulation providing useful additional work/storage space.

Tenure

Freehold

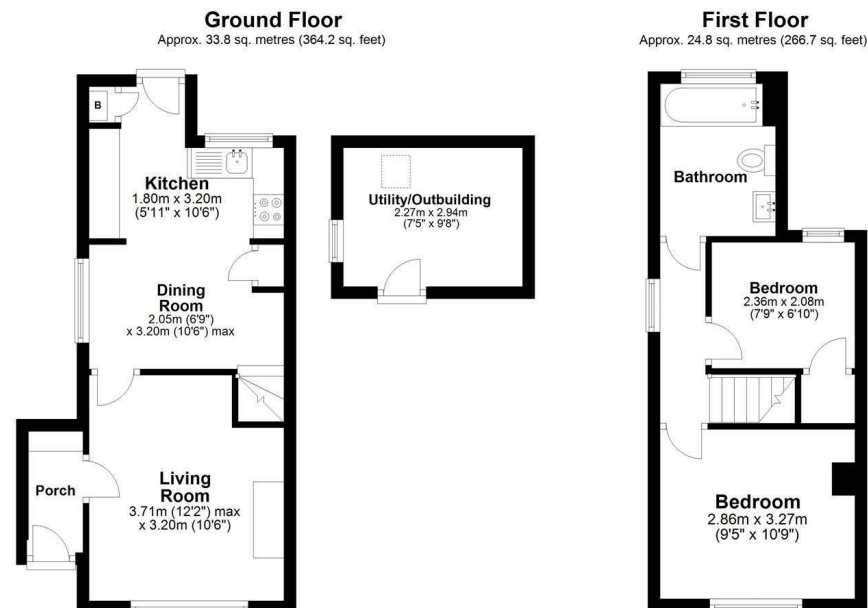
Services

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

Situation

The lovely 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 both the M1 and M25, whilst the mainline stations at Berkhamsted and Hemel Hempstead provide fast and frequent services to London (Euston).

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Total area: approx. 58.6 sq. metres (630.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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