



Hempstead Lane, Potten End, HP4 2RZ
Asking price £1,500,000

Sears & Co
estate & letting agents

This delightful, tucked away hidden gem is located at the end of a long driveway that offers seclusion and privacy for a discerning buyer. Located in the popular village of Potten End on the outskirts of Berkhamsted, this individual home offers approximately 2,000 ft² (including garage) of well presented and flexible accommodation, with the option of further potential to extend or develop subject to consent.

The property comprises, entrance hall, dual aspect Living room, separate dining room with views over the impressive grounds, study / bedroom five, a well equipped, high specification kitchen incorporating Miele and Siemens appliances as well as quartz worktops and the garden can be enjoyed as well as accessed from the kitchen via two sets of French doors. There are a total of five bedrooms, most offering excellent storage complimented by two bathrooms, an additional study area at the end of the hallway and a separate double garage.



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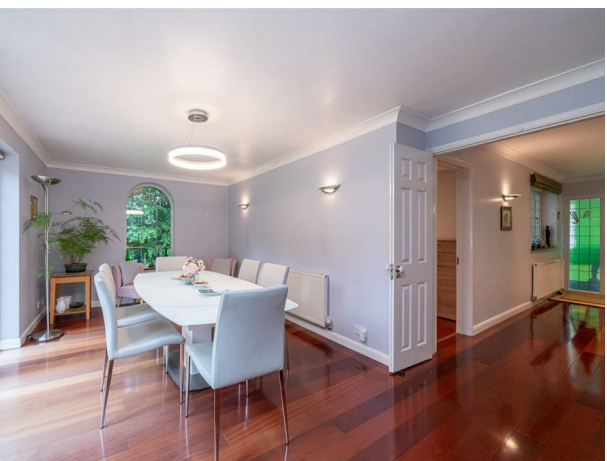
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The grounds extend to just over half an acre, with the established hedgerows and trees offering excellent screening and privacy. The heart of the village is a short walk away, with its village green, two public houses, local store with coffee shop, primary school and church.

Furthermore, Berkhamsted is a short distance away with access to London Euston approximately 30 to 35 minutes. There are an abundance of country walks on the doorstep as well as Ashridge management college and Ashridge Golf Club.

Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

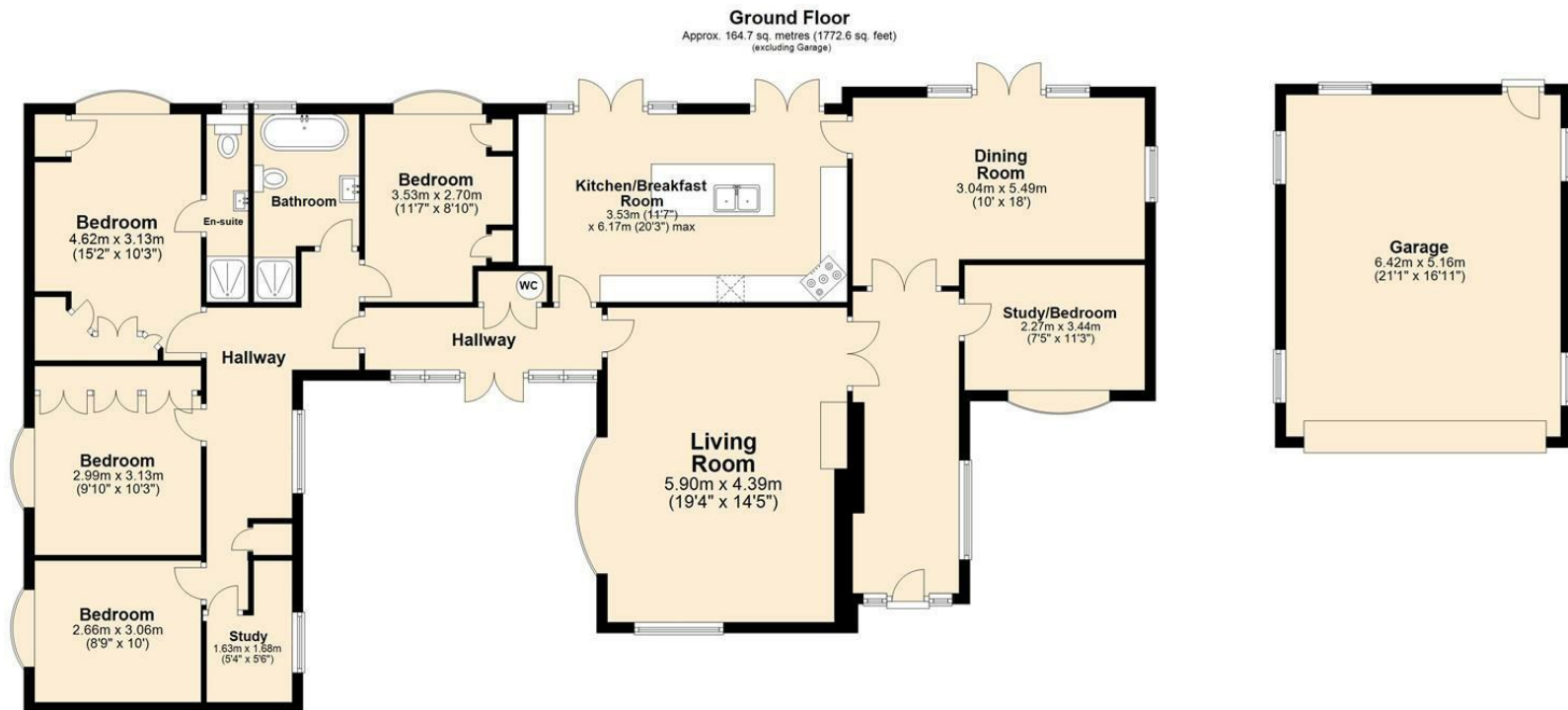
Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band F.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		







Total area: approx. 164.7 sq. metres (1772.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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