



4 The Green

Potten End, Berkhamsted, HP4 2QH

Nestled in the charming village of Potten End, Berkhamsted, this detached house is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms spread across the property, there is ample space for all your needs. The clever design of this house maximises every nook of space, creating a bright and airy living environment that is simply inviting.

The property features 3 bathrooms, ensuring convenience and comfort for all residents and guests. With the potential for a fifth bedroom or annex on the ground floor, the possibilities are endless. Parking will never be an issue with space for up to 7 vehicles, making hosting gatherings a breeze.

Situated opposite an open green with a picturesque pond and seating, the location is truly idyllic. Additionally, having two popular country pubs within walking distance offers the perfect opportunity to unwind and socialise.

Guide price £1,500,000

4 The Green

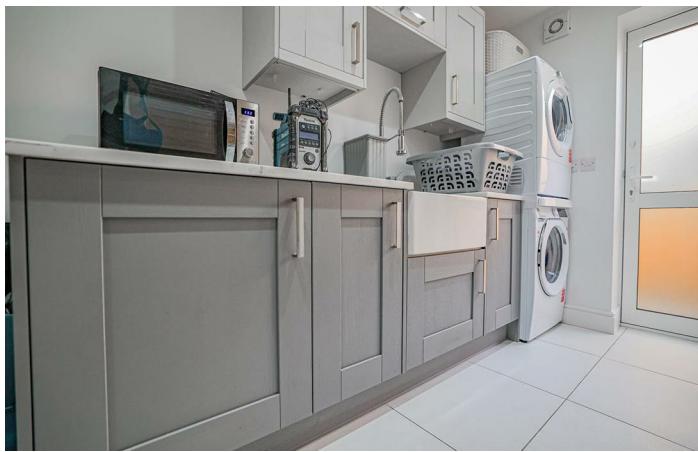
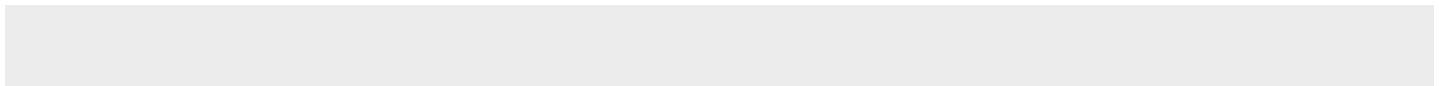
Potten End, Berkhamsted, HP4 2QH



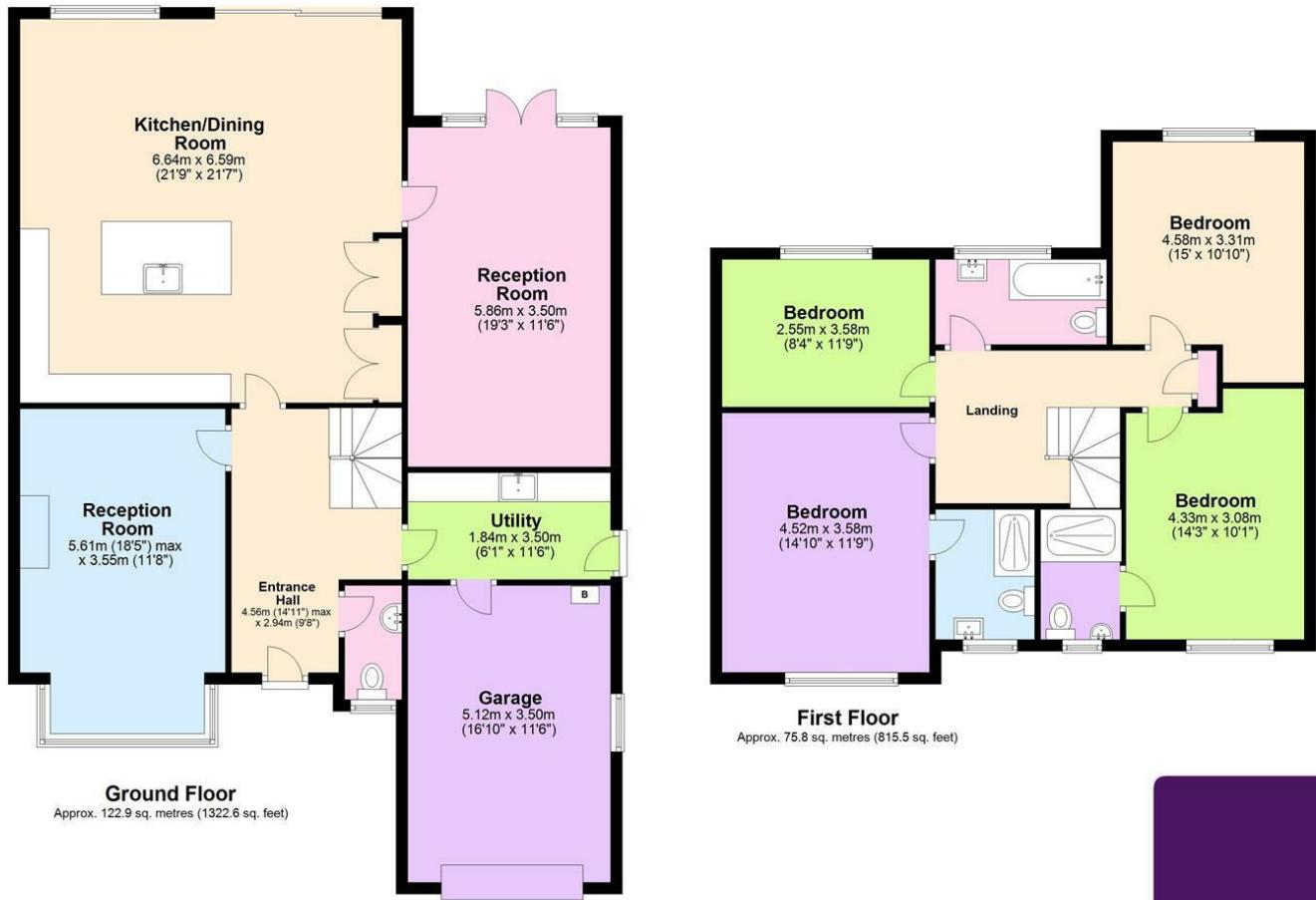
- Four First Bedrooms
- No Onward Chain
- Open Plan Design
- Potential Annex Accommodation
- Countryside Location
- South Facing Rear Garden
- Garage and Ample Off Street Parking
- Village Pubs Within Walking Distance



Directions



Floor Plan



Mulburries

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		85
(81-91)	B	79	
(69-80)	C		
(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	85