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# Temptation comes in many forms...



Water End  
OFFERS IN EXCESS OF £1,450,000



Water End

OFFERS IN EXCESS OF

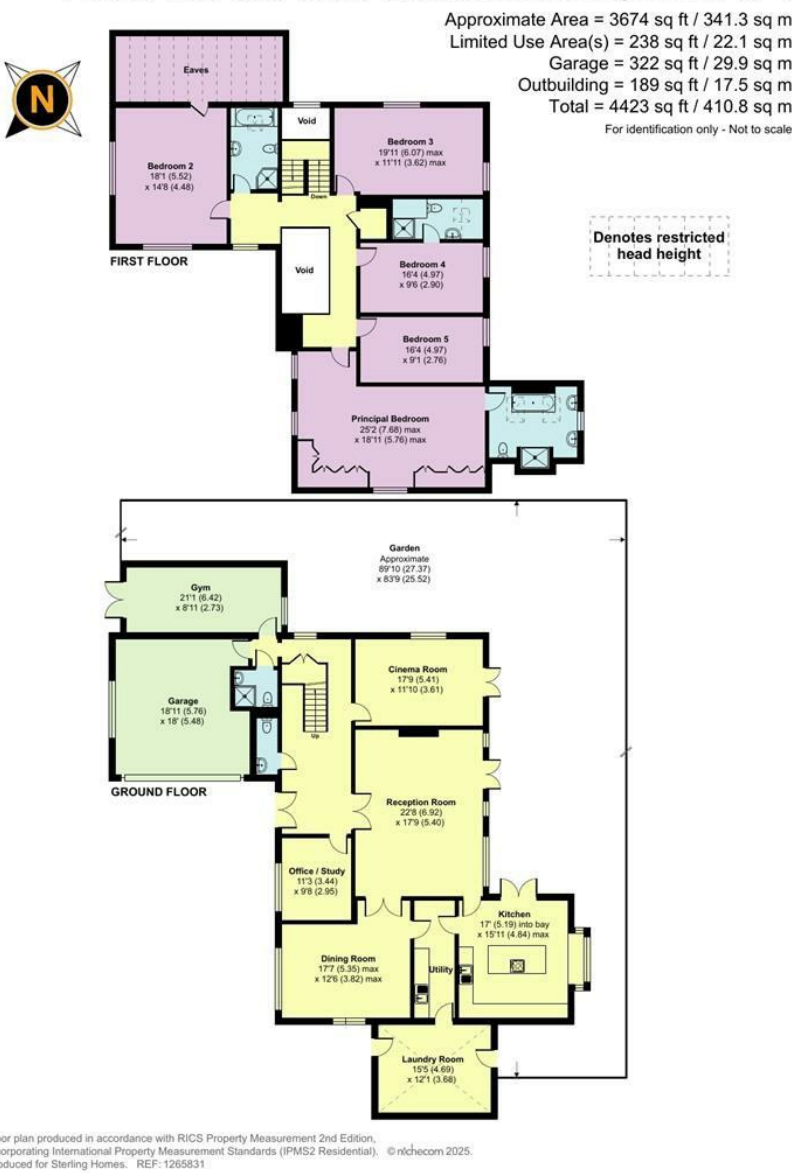
£1,450,000

Measuring in excess of 4,000 sq ft and positioned towards the end of a semi rural cul-de-sac and backing on open countryside. An imposing detached family home which has been refurbished to a high standard and now offers extremely flexible accommodation over two floors with good size corner plot gardens, ample frontage and double garage.



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Potten End Hill, Water End, Hemel Hempstead, HP1



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









A short drive from Berkhamsted and its amenities yet still boasting rural views to the rear.



#### Ground Floor

The extensive front driveway leads you to the front door, which opens into a large well proportioned reception hall and gives a real sense of the space in this stunning family home. From the entrance hall a door opens to a study that overlooks the front, and a door to the cloakroom with stairs rising to a first floor galleried landing. Double doors open into the main reception room, with three windows to the rear immediately drawing you to the garden views & elevated countryside views beyond. There is a wood burning stove for cosy nights in at the property, and double doors opening into a large dining room which is dual aspect with windows to the side and front. The principle reception room leads into the high quality refitted kitchen/breakfast room, which has a lovely box window, framing the views to the rear and a door to the side opens to the garden. The kitchen has a doorway opening into a utility room and a further useful store room. Moving to the opposite side of the ground floor is a good size family room, and a door opening to a large study with it's own front door - ideal if you are taking clients for meetings. The second study is currently being used as a home gym and is complimented by a ground floor shower room which completes this floor and makes the study/gym an ideal space if you have an elderly relative staying over.

#### First Floor

At the first floor galleried landing, a right turn takes you to the family bathroom which is fitted with a white four piece suite including separate shower cubicle and bath, and to the guest bedroom which is dual aspect with windows to the side and front. There is also a walk-in eaves storage cupboard - the ideal space to store suitcases, etc and is easy to access. Continuing down the landing to the left, there are a further three double bedrooms with the guest room boasting an ensuite shower room. At the far end of the first floor is a stunning principal bedroom suite with windows to the front and side, and fitted with an extensive range of wardrobes providing ample space for all your clothes. A door opens to a large ensuite bathroom with feature porthole window to the rear, and fitted with a white five piece suite including twin sink basins.

#### Outside

A sweeping 360 degree tarmac driveway with a central island is planted with mature specimen trees. The driveway leads to the double garage with a metal up and over door. A pedestrian gate opens to a garden to the side which is laid to lawn and leads to the main garden that is directly at the rear of the property. As well as a large area of lawn, there is a block paved patio to enjoy the south facing sunshine throughout the day until the sun sets. The garden is fully enclosed to all aspects by a range of fencing.

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#### Planning Permission

The property has planning permission to convert the current double garage into a home gym and to add another double garage to the side. Over the top of the garage this would then allow the construction of an ensuite bathroom to the second bedroom. Further the plans involve relocating the utility room into the store room and knocking this whole area through to the dining room to create a superb front to back kitchen/dining/family room. See planning application 21/01346/FHA

#### The Location

Water End is a picture perfect Hamlet just 1 mile from Potten End which is a village in west Hertfordshire, England. It is located in the Chiltern Hills, two miles east-north-east of Berkhamsted, three miles north west of Hemel Hempstead and two miles south east of the National Trust estate of Ashridge. Nearby villages include Nettleden, Great Gaddesden and the hamlet of Frithsden.

#### On Your Doorstep - Potten End

At the centre of the village there is a Green and pond. The village largely comprises residential properties, together with Holy Trinity Church; a primary/junior school Potten End First School; a village shop; and two public houses, Martin's Pond and The Plough. A number of small businesses are also based in the village. Recreational facilities include cricket and football fields, bowls club and a children's grassed play area. A Village Hall provides community use for a wide variety of regular and special events.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

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