



**Water End Road, Potten End Berkhamsted HP4 2SG**



The ground floor features a bright and spacious open-plan kitchen and living area, creating a welcoming heart of the home ideal for both everyday living and entertaining. To the rear, a lovely conservatory currently used as a dining room provides additional reception space and enjoys pleasant views over the garden. The ground floor also benefits from a convenient downstairs W/C and a useful self-storeroom which houses the washing and drying machines, offering practical storage and utility space. Stairs rise to the first-floor landing where you will find one double bedroom, one single bedroom and a modern fitted family bathroom, finished to a good standard. Externally, the property boasts a lovely sized rear garden featuring a patio area and a lawned section, ideal for outdoor dining and relaxation. A useful garden shed provides additional storage space.





**welcome to**  
**Water End Road, Potten End**  
**Berkhamsted**

- Two Bedrooms
- Private Parking
- Village Location
- Open Plan Kitchen/Living Room
- Well Presented

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of  
**£450,000**

April Cottage is a charming two-bedroom semi-detached home ideally situated on Water End Road, Potten End, offering well-presented and versatile accommodation throughout and private parking.



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Property Reference:  
BKH103269 - 0004

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