



Kiln Close, Potten End, Berkhamsted, Hertfordshire, HP4 2PX


SOVEREIGN
ESTATES

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Nestled in the heart of Potten End, this delightful and spacious first floor maisonette offers a rare combination of comfort, privacy, and convenience. One of just two homes in a distinguished detached building, the property enjoys a peaceful setting on a private no-through road, ideally placed for village life and the nearby amenities of Berkhamsted.

Approached via its own private entrance, the maisonette boasts exceptional practicality with a single garage and further off street parking directly outside. An entrance hall with fitted storage provides the perfect welcome, leading to a naturally bright landing featuring a side window. All living spaces radiate from here, designed with a sense of balance and thoughtful layout.

The elegant rear reception room overlooks attractive gardens, serving as an inviting sitting room with a defined dining area. Just next door, the beautifully appointed shaker-style kitchen is complete with sleek quartz worksurfaces, an integrated electric oven, gas hob with a canopy, and ample space for a fridge freezer, washing machine, and dishwasher, making it a pleasure for both everyday living and entertaining.

A generous double bedroom at the front of the property benefits from a stylish modern ensuite, featuring a spacious walk-in shower, WC, and wash basin, ensuring a peaceful and private retreat. Throughout, you'll find sealed unit double glazed windows, plantation shutters, and efficient gas central heating provided by a modern boiler. The maisonette is offered with a share of the freehold and the security of a very long lease.

To the rear, a private and secure garden awaits, thoughtfully landscaped for low maintenance with a large patio, shingled area, storage shed, and a walled boundary, perfect for enjoying peaceful afternoons or al fresco dining. Opportunities to own a home of such quality and setting in Potten End are few and far between.

Potten End itself is a highly desirable Hertfordshire village, celebrated for its picturesque village green and tranquil duck pond. Local amenities include a friendly village shop and café, two welcoming pubs, a historic church, and a vibrant village hall. Families will appreciate the well-regarded Church of England primary and junior school nearby.

Just under two miles away, the bustling market town of Berkhamsted offers a cosmopolitan High Street with an array of independent shops, superb restaurants, wine bars, public houses, and supermarkets, as well as a railway station providing direct service to London Euston in as little as 34 minutes.

Important information:
Lease 200yrs from 2002
£80 pa road charges
No ground rent

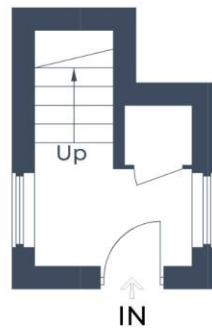
Share of Freehold | Council tax C | EPC C

Offers in the region of £350,000

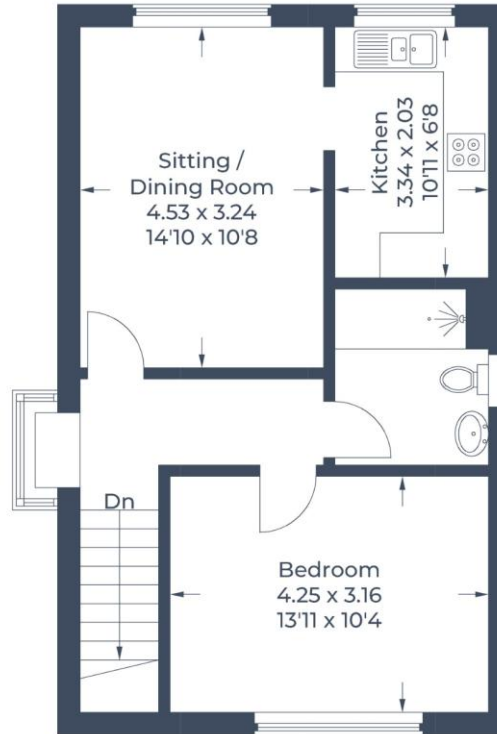




Approximate Gross Internal Area
 Ground Floor = 5.7 sq m / 61 sq ft
 First Floor = 50.5 sq m / 543 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 72.0 sq m / 774 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Sovest Limited trading as Sovereign Estates

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