





# 42 Hempstead Lane, Potten End, Berkhamsted, Hertfordshire, HP4 2SD

£985,000      Freehold

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Entrance Hall, Sitting Room, Spacious Kitchen/Family/Dining Room, Utility Room, Cloakroom, Master Bedroom with En Suite, Second Bedroom with En Suite, Family Bathroom, Parking, South Facing Rear Garden with Views Over Open Countryside.

## Location

42 Hempstead Lane is situated close to Potten End village centre. Potten End is a pretty village in Hertfordshire, located in the Chiltern Hills two miles from of Berkhamsted. There is with a village green with a pond, church, local primary school and two pubs.

Berkhamsted train station is situated within the town centre and offers a frequent service into London Euston. The bustling town centre has a superb range of shops, restaurants, pubs and commerce, and is surrounded by stunning countryside. Schooling in Berkhamsted is excellent with a choice of private and mainstream.

## Accommodation

This four bedroom semi detached property has been extended and renovated to the highest standard throughout. The property benefits a private driveway, large rear garden and offered to the market with no upper chain

The entrance hall has stairs rising to the first floor landing and provides access to the sitting room which overlooks the front aspect. Also from the hallway is a door through to a large and spacious kitchen/family/breakfast room which has doors leading out into the south facing rear garden and terrace. There is a door to the utility room which has a cloakroom and door to the side access.

Upstairs, there are 3 double bedrooms off the first floor landing with an en suite to the second bedroom and a family bathroom. Stairs lead up to the second floor where there is a master bedroom with an en suite bathroom.

The property is accessed on to a shingle driveway providing parking for several vehicles. The large south facing rear garden is mainly laid to lawn with mature borders and a large rear terrace. Open countryside views to the rear.

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## Outside

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## Tenure

Freehold

## Local Authority

Dacorum Borough Council

## Important Notice

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## Viewing

Strictly by appointment through Regent Estates.

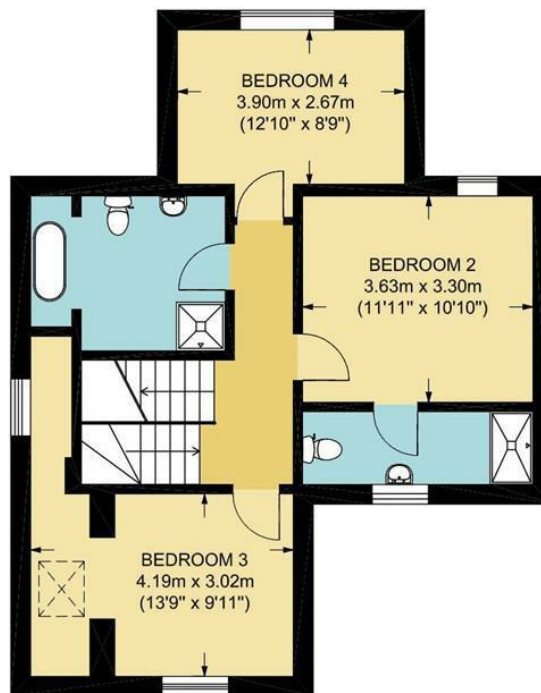
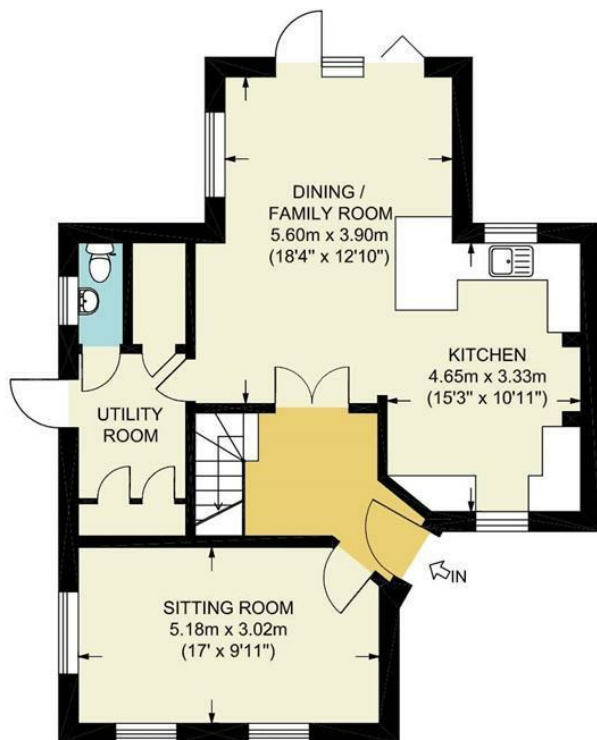
01442 877878  
141-143 High Street, Berkhamsted, Herts, HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)  
[www.regent-estates.com](http://www.regent-estates.com)









APPROX. GROSS INTERNAL FLOOR AREA 1740 SQ FT / 162 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



TELEPHONE: 01442 877878

141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

Email: [info@regent-estates.com](mailto:info@regent-estates.com)

[www.regent-estates.com](http://www.regent-estates.com)