
REGENT
ESTATES

LITTLE HEATH LANE, POTTEN END, BERKHAMSTED

£1,375,000 Freehold

ACCOMMODATION

An attractive detached family home occupying a generous plot of approximately a quarter of an acre, featuring an impressive rear garden extending to around 135ft, together with a garage and off-street parking.

The property offers approximately 2000 sq ft of well-proportioned accommodation arranged over two floors and is presented in good decorative order throughout, although there is scope for some modernisation, allowing a purchaser the opportunity to update and personalise the property to their own taste.

The ground floor provides particularly versatile living space, comprising an entrance hall, a spacious living room with doors opening into the conservatory, a separate dining room, fitted kitchen and an additional study, ideal for home working or as a playroom. There is also a ground floor cloakroom, adding to the practicality of the accommodation. The conservatory provides an excellent additional reception space overlooking the rear garden.

On the first floor are four bedrooms, all of which have built in wardrobes, including a generous principal bedroom with an en-suite shower room, together with a family bathroom.

Outside, the property is set within a particularly generous plot, with the rear garden being a notable feature, extending to approximately 135ft and offering considerable scope for landscaping, entertaining and family enjoyment. To the front, there is ample off-street parking for multiple vehicles and a garage.

The property is being sold with no upper chain.

Buyers Information:
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £45 (per person) including VAT for this service

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.

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Total area: Circa 190 sq. metres (2000 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

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