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# Temptation comes in many forms...



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Berkhamsted

PRICE GUIDE £1,325,000

# Berkhamsted

## PRICE GUIDE

£1,325,000

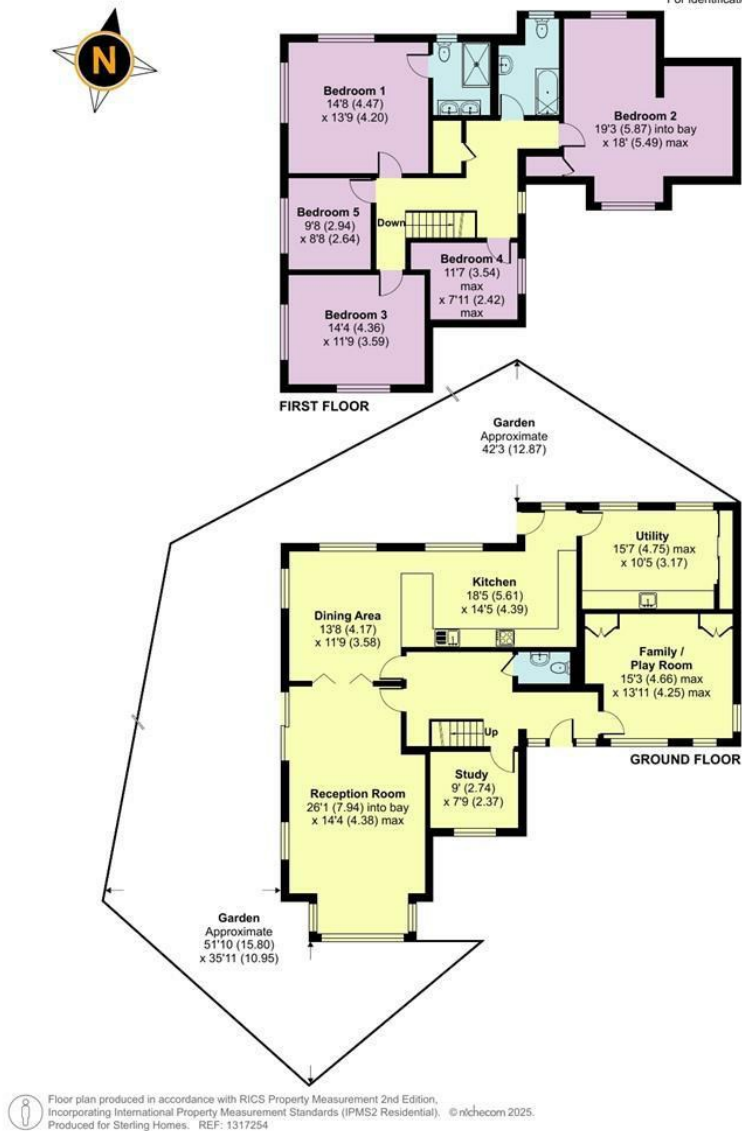
A beautifully presented and spacious five-bedroom detached home set on a generous corner plot in the heart of the sought-after village of Potten End, just 1.5 miles from Berkhamsted. Measuring more than 2,500 sq ft, this stylish, refined and versatile property offers flexible accommodation including four reception rooms, open-plan kitchen/dining, five bedrooms and two bathrooms - all finished to a very high standard throughout.



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### Water End Road, Potten End, Berkhamsted, HP4

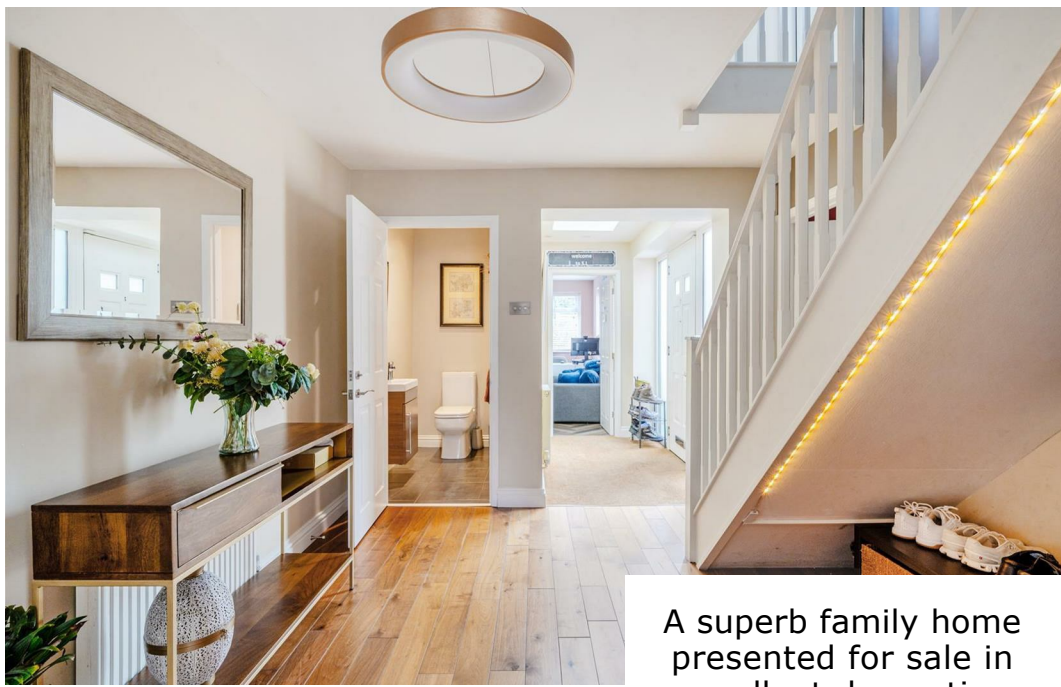
Approximate Area = 2526 sq ft / 234.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	78	1	1

Energy Efficiency Rating: 75 (Current), 78 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 1 (Current), 1 (Potential).





A superb family home presented for sale in excellent decorative order throughout.



#### Ground Floor

The front door opens into a spacious and welcoming entrance hall offering access to all ground floor rooms and stairs rising to the first floor. There's a convenient cloakroom, while both the study and family room (complete with integrated storage) enjoy views over the front of the property.

The expansive main living room is dual-aspect, with large windows to the front and side, and a sliding door opening directly onto the garden.

The open-plan kitchen/dining room is also double-aspect and features contemporary units, integrated appliances and a breakfast bar - ideal for both family life and entertaining. From here you access a utility/gym area fitted with sleek stainless steel base units and full-height mirrored wardrobes that provide excellent additional storage.

#### First Floor

The generous landing provides access to all five bedrooms and includes a feature window overlooking the driveway.

The principal bedroom benefits from its own ensuite, featuring a double-width walk-in shower, quality fittings and a refined finish throughout.

The family bathroom is luxuriously fitted and finished, offering a three-piece suite with a bath and overhead shower, a vanity unit with basin and a low-level WC.

#### Outside

Set on a generous corner plot, the property is fronted by a large private way with ample parking (for three or more cars) and offers a landscaped garden completely screened by mature plants and fencing.

Gated side access to the south-westerly facing rear garden, which wraps around the rear and side of the home - a true suntrap and perfect for outdoor family living.

Directly to the rear of the house is a patio space ideal for al fresco dining and entertaining. A second patio space toward the rear boundary offers a different aspect and access to a large timber-framed shed that is otherwise tucked away out of sight.

The multi-tiered garden blends established beds to provide interest and colour with plenty of lawn space.

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#### The Location

Potten End 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. The joint Parish Council for Nettleden with Potten End CP 1 administers under Dacorum Borough Council.

At the centre of the village there is a Green and pond. The village largely comprises residential properties, together with Holy Trinity Church; 3 a primary/junior school Potten End First School; 4 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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