



## 21A Hempstead Lane

Berkhamsted, HP4 2RZ

**£2,500,000**

Set within the highly desirable village of Potten End, this 4,050 sq ft luxury residence boasts a bespoke kitchen-diner, games room, study, and a superb principal suite. Featuring a large garden, garage, and parking for five or more cars, it offers rural charm with excellent links to Berkhamsted and London.

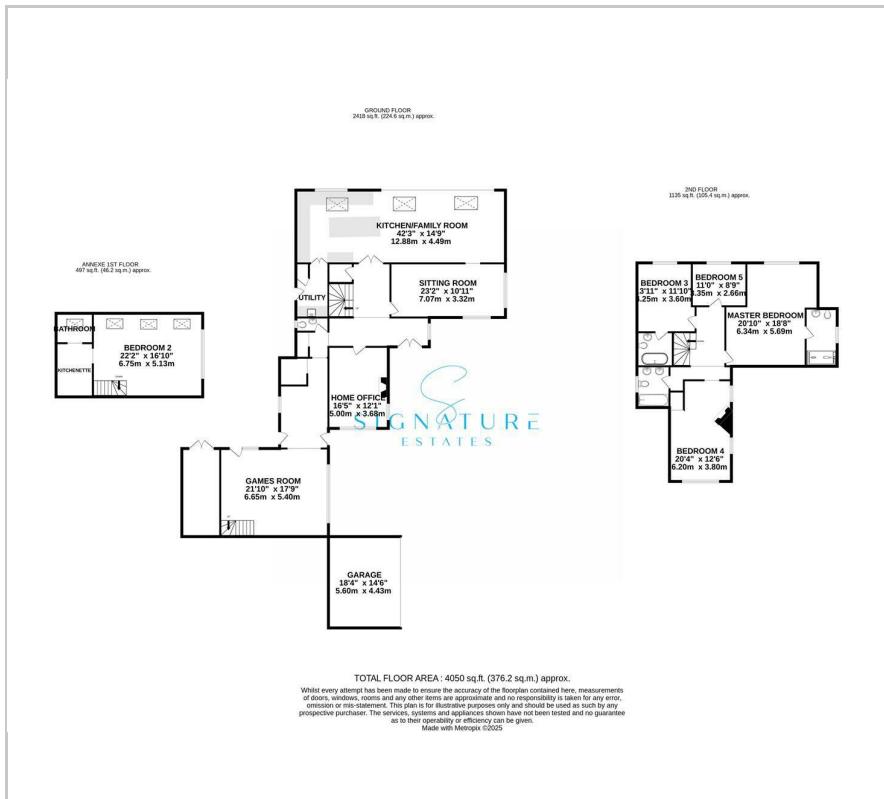
- 4,050 sq ft Of Luxury Living, Finished To The Highest Standard Throughout
- Stunning Kitchen-Diner With Central Island, The Perfect Hub For Family Life And Entertaining
- Separate Home Office And Sitting Room, Offering Space For Both Work And Relaxation
- Utility Room For Everyday Convenience And Organisation
- Amazing Games Room and Bedroom Two - Could Double As An Annex
- Four Spacious Double Bedrooms, Including A Luxurious Master Suite With En Suite
- Generous Landscaped Garden
- Garage Plus Private Driveway With Parking For 5+ Cars
- Located In The Prestigious Village Of Potten End, Surrounded By Countryside Yet Close To Berkhamsted
- A Rare Opportunity To Secure A Home Of This Calibre In One Of Hertfordshire's Most Desirable Settings

### Viewing

Please contact our Bovingdon Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

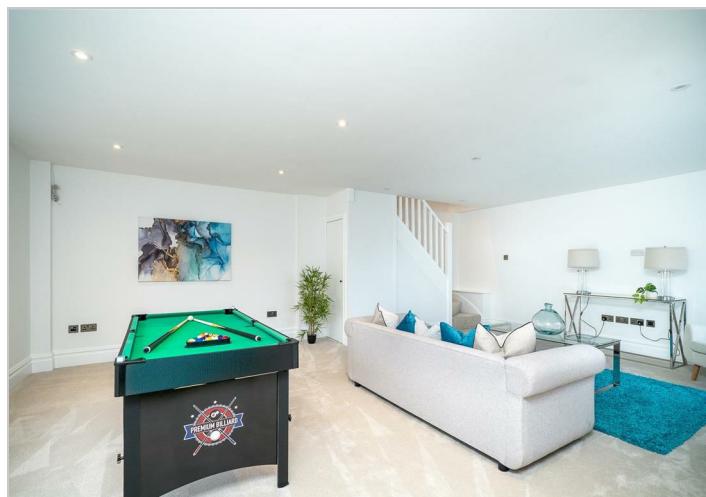


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential		
Very energy efficient - lower running costs (92 plus)	A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B			(81-91)	B
(68-80)	C			(68-80)	C
(55-68)	D			(55-68)	D
(38-54)	E			(38-54)	E
(21-38)	F	31		(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.