



3 Hempstead Lane

Potten End, Berkhamsted, Hertfordshire HP4 2QJ



Prime, pastoral, plus room to grow.

Located in a picture-perfect position, just moments from the village green, this attractive 1930s semi is perhaps the epitome of pastoral living. However, with nearby Berkhamsted just down the road when you need it, this rural idyll is as convenient as it is bucolic.

Throughout this beautiful home, original features have been enhanced by the contemporary yet sensitive renovations undertaken under the present owners. The finely-tuned interiors make use of an elegant palette, designed to emphasise the natural light which fills every space.

These light-filled living spaces include a gorgeous, open-plan kitchen/dining/family room, situated to the rear of the house - triple aspect, and complete with bifold doors out to the garden, this stunning room offers plenty of space for family living. A stylish atrium roof sits above the beautifully-appointed kitchen, which includes a central island. A separate utility room provides additional space.

Guide price: £1,195,000
Tenure: Freehold

The sitting room encompasses the original brick wall to one end, while the wood burning stove keeps everything cosy, even in the coldest winter evenings.



In all, there are four double bedrooms. One bedroom is located on the ground floor and has its own en suite shower room, while the remaining bedrooms are up on the first floor, along with a luxuriously appointed family bathroom and separate wc. The main bedroom has its own walk-in dressing room, while the back bedroom – positioned off its own dedicated branch off the landing – has an en suite shower room.

Outside, the gardens are most private, wrapped around the house to the front, side and rear. A pretty pathway leads from the front gate to the front door, while the driveway provides plenty of parking to the side. The rear garden is laid to lawn and has two separate seating areas. Sitting in the corner of the garden, there is a sizeable, detached garden cabin; a highly versatile additional space, currently used as a games room.

Finally, while this attractive property is already a good size, it has the added benefit of planning permission having been granted for a sizeable two-storey extension to the side (ref: 23/01698/FHA).

With room to grow, this beautiful home offers a wonderful opportunity for new owners to create their ‘forever home’..



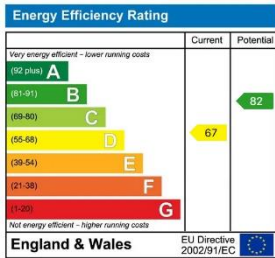
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APPROXIMATE GROSS INTERNAL AREA = 1921 SQ FT / 179 SQ M
 GARDEN CABIN = 262 SQ FT / 24 SQ M
 TOTAL = 2183 SQ FT / 203 SQ M



Council Tax Band: F

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