



**Chestnut House Hollybush Close, Potten End Berkhamsted HP4 2SN**



Chestnut House is situated in quiet cul de sac location and within walking distance to the quintessential village of Potten End. Upon entering this charming family home, you are immediately embraced by how bright and spacious the property is. The entrance reception room is a bright room and can be utilised for a variety of uses. The principal reception room is equally bright and spacious, with parquet flooring, open fireplace and bay window looking onto the front garden, with doors opening onto the study/ family room and kitchen/ breakfast room. The Kitchen/ breakfast room has been tastefully fitted with a range of wall and base units and granite worktop. The utility room offers ample storage and is plumbed for appliances, completing the downstairs accommodation.

The first floor landing is bright and generous in size, with windows looking onto the stunning rear garden, whilst providing access to four bedrooms, family bathroom and separate WC, with a further space savour stairs leading to the top level, where you will find the fifth bedroom and playroom.

#### Outside

The rear garden is an outstanding feature of the property extending to over 150 ft in length. It is laid predominantly to lawn with a large patio area adjacent to the rear of the property. There is a mature specimen sweet chestnut and beds and borders containing a variety of ornamental shrubs and perennials. There is hardstanding for a shed and in the rear corner of the garden there is vegetable garden. The front garden has a gravel area providing parking for a number of cars, two areas of lawn with mature trees and shrubs and gated side access to rear.

#### Location

The property is within walking distance of all the village amenities which include a shop, church, first school, farm shop and two public houses. Berkhamsted town centre is approximately 2 miles distant which provides a wide variety of quality shops and restaurants as well as Waitrose and Tesco supermarkets. The A41 Bypass to the south of Berkhamsted provides easy access to the M25 (J20) facilitating access to the national motorway network and international airports. There is excellent walking and riding within the adjoining Berkhamsted Common and National Trust Ashridge Estate.





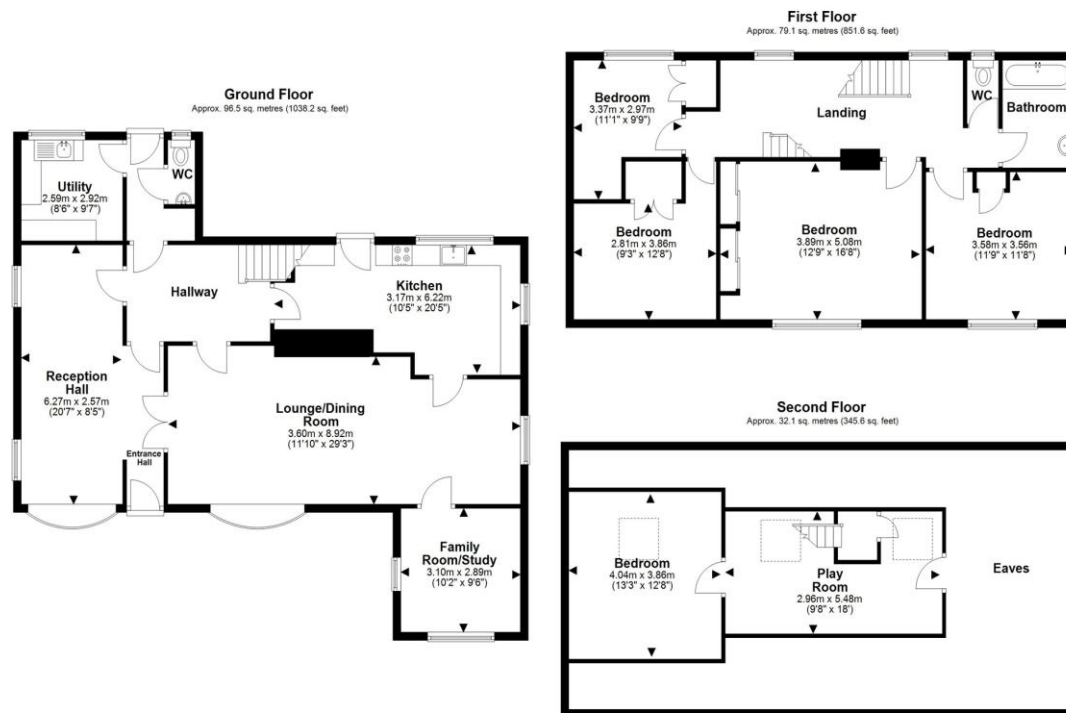
welcome to  
**Chestnut House Hollybush Close,  
Potten End Berkhamsted**

- No Onward Chain
- Detached
- Five Bedrooms
- Beautiful Gardens
- Driveway Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: G

offers over  
**£1,300,000**

An attractive five bedroom detached family home situated on a sought after PRIVATE close on the outskirts of Potten End.



Total area: approx. 207.7 sq. metres (2235.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKM&TUDIO  
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Property Reference:  
BKH103226- 0005

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