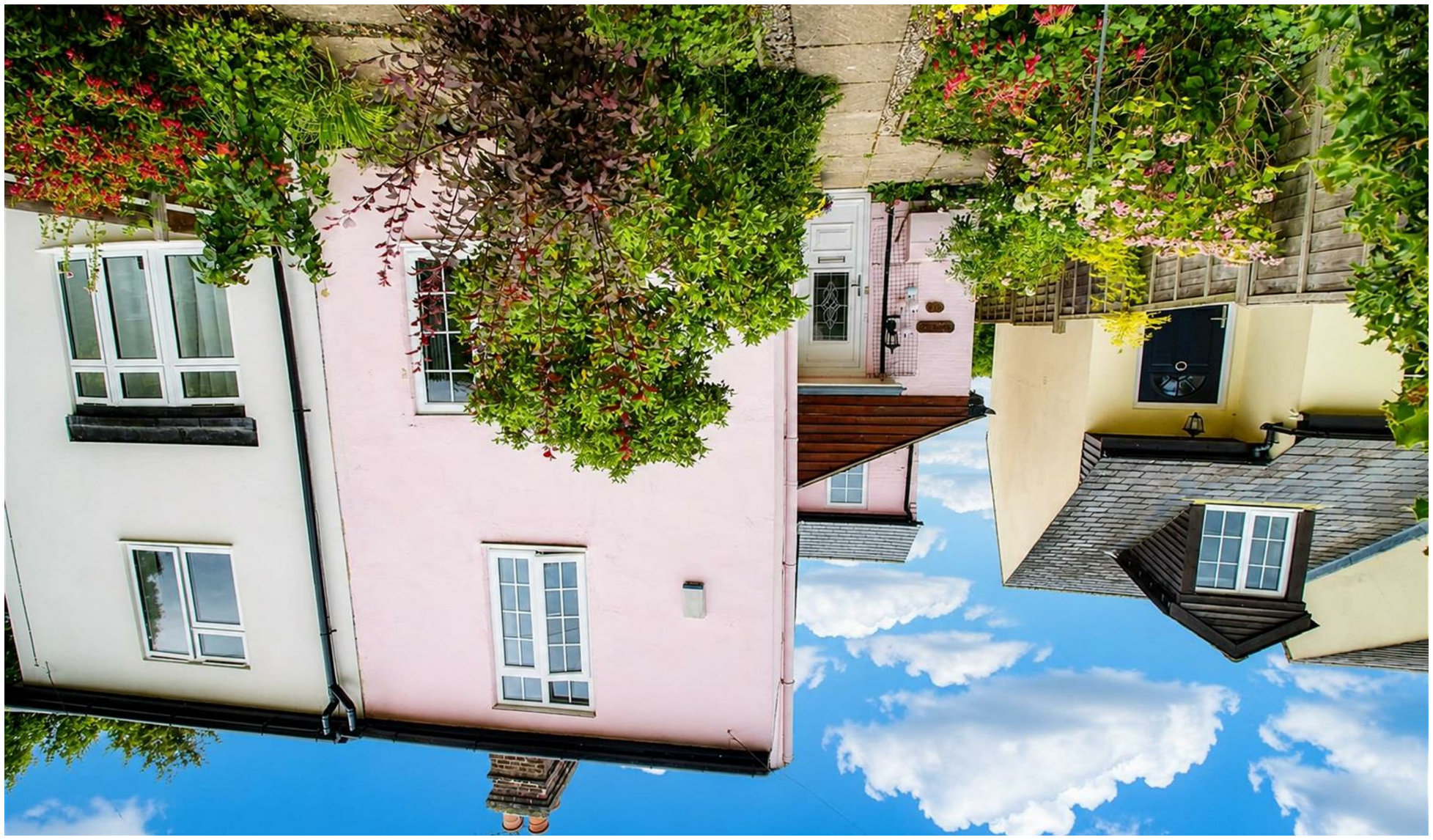
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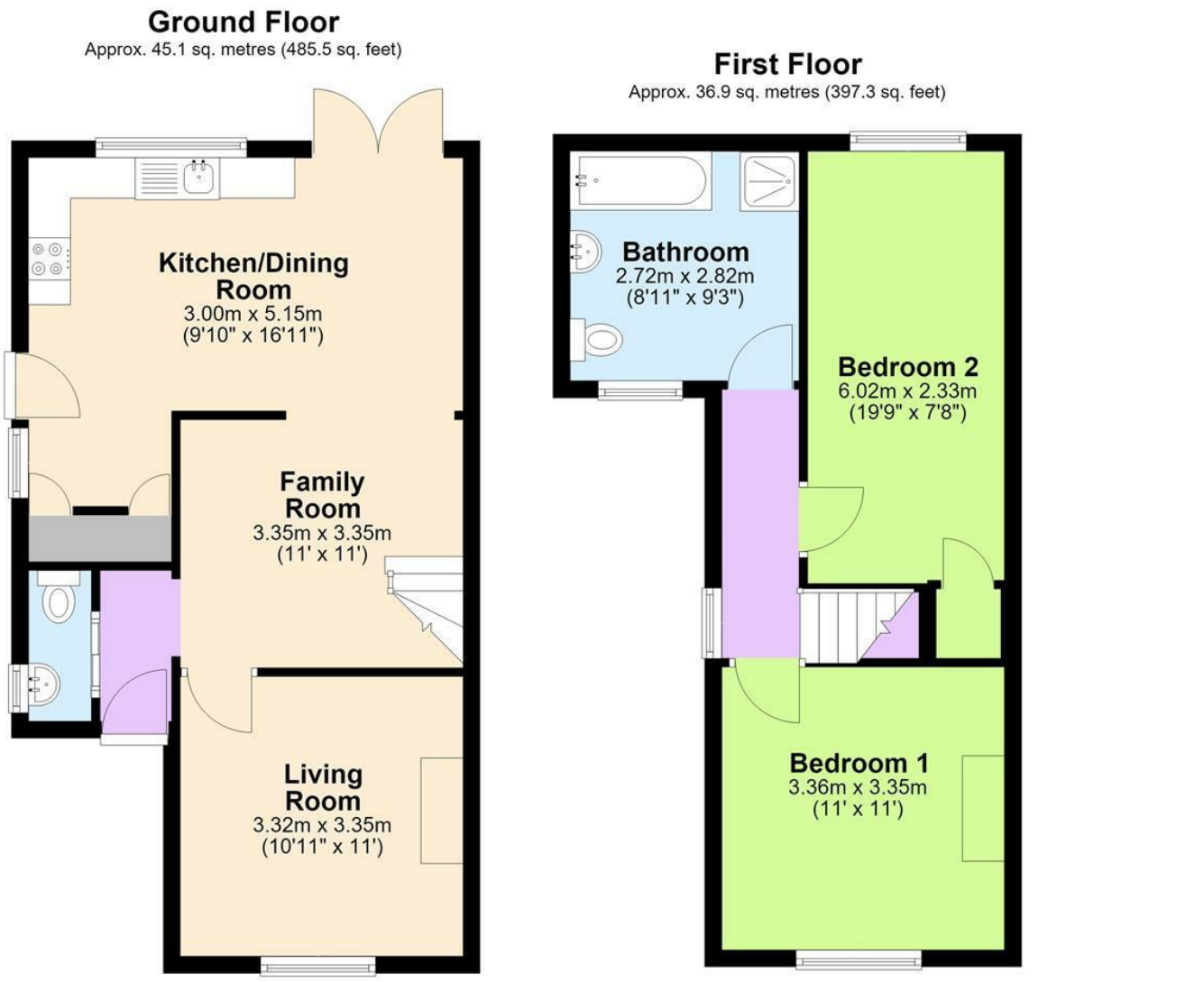
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With private driveway parking and stunning views to the rear we are delighted to present this spacious period cottage. Positioned in a no through road lane of immense charm the cottage has a large open plan kitchen/dining/ family room to the rear, separate living room, two double bedrooms and a first floor bathroom.

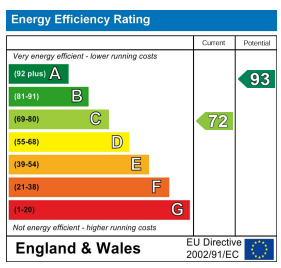


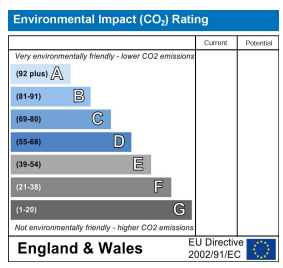
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Total area: approx. 82.0 sq. metres (882.9 sq. feet)







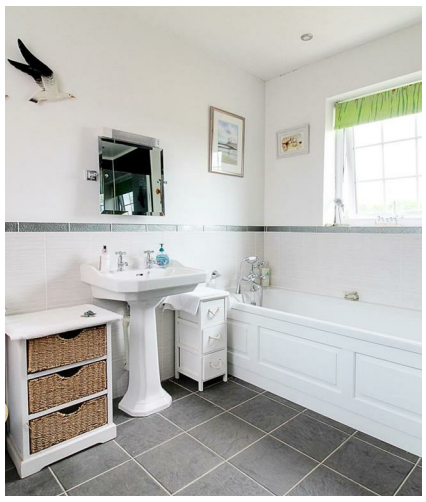
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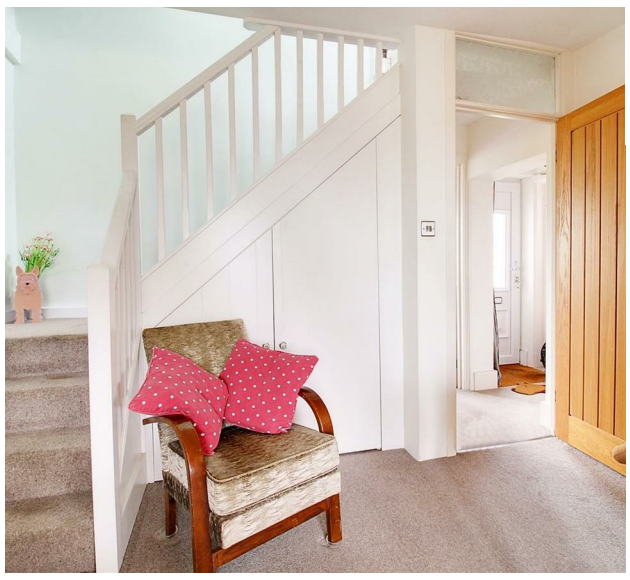

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Ground Floor
The front door opens to the entrance lobby where a door to your left hand side opens to a neatly fitted ground floor cloakroom with low level wc and wash basin. From here you walk though to a semi open plan family room which opens directly to the kitchen/dining room. The family room has stairs rising to the first floor and a door opening to a dedicated front living room which has a feature stove inset to the chimney breast with feature arched alcoves with shelving over to either side and cabinets under. There is a window to the front aspect. Positioned at the rear of the property and linking neatly with the family room is the open plan kitchen/dining room. Fitted with a comprehensive range of cottage style base and eye level units, integrated dishwasher and fridge/freezer ,there is a solid wood worktop and several drawers under. An eye level integrated double oven is complimented by a gas hob with extractor over. There is a door to the side with window and glass door opening to the rear garden.

First Floor
A spacious landing area of the first floor has doors opening to all accommodation. The principal bedroom is positioned at the front of the property and overlooks the front while the second bedroom is positioned at the rear of the property and has wonderful views over the garden and countryside beyond. The first floor bathroom is exceptionally spacious and includes both a bath and separate shower cubicle.

The Outside
Enclosed by low level fencing to the front, a wooden gate opens to the front garden which has a flagstone pathway leading to the front door and a range of mature beds, borders and herbaceous planting. The pathway continues down the side of the property where a door opens to the kitchen and continues all the way to the exceptional rear garden. Fully enclosed by fencing the rear garden is an undoubted feature of this property. Mainly laid to lawn there is a good size flagstone patio directly to the rear of the house and borders with exceptional indigenous planting to the side and rear boundaries. A pathway leads to an area of hardstanding where the timber framed garden shed is positioned and continues to the rear boundary where a gate opens to your very own private driveway parking for two cars.

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 note that on occasion we may use AI to enhance our photography.

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 should an offer be accepted. The charge for this is £75 plus VAT per person.

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