

Little Heath Lane  
Potten End





*"The property has a wonderfully mature garden and benefits from views over open countryside."*



A beautifully presented three bedroom detached family home situated in a semi rural location in the popular village of Potten End. The property has a wonderfully mature garden and benefits from views over open countryside. Accommodation comprises; entrance hallway, sitting room with bay window and electric fire, study area, kitchen, dining/family room with wood burning stove, conservatory with 'French' doors leading out to the garden, utility room, cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom. To the outside, the property enjoys a mature rear garden with attractive shrub and flower borders. There is a patio and decked area for entertaining; there is also a summer house, shed and greenhouse. To the front the garden is landscaped with mature borders with a block paved driveway with parking for several cars and side access leading to the rear of the property.

Little Heath Lane  
Potten End, Berkhamsted

Offers in Excess of £775,000





Front door with glass inserts leading through to:

#### ENTRANCE HALLWAY

Stairs raising to first floor, doors to kitchen dining room and living room, under stairs storage cupboard, radiator.

#### KITCHEN / BREAKFAST ROOM 18'10 x 11'2 (5.74m x 3.40m)

Double glazed window to the side aspect, a range of eye level and base level units, double sink with mixer taps with accompanying drying surface, tiled to splash sensitive areas with complimenting work surfaces, gas hob, electric oven and extractor fan, space for log burner with tiled hatched, radiator, Door leading to:

#### UTILITY ROOM

Double glazed window to rear aspect along with a double glazed uvpvc door to rear aspect, space and plumbing for washing machine, space for fridge freezer, built in work top units suitable for storage, tiled to splash sensitive areas, radiator, door leading to downstairs WC: obscure

double glazed window to side aspect, tiled to splash sensitive areas, wash hand basin with mixer tap, WC.

#### DINING ROOM 10'10 x 7'5 (3.31m x 2.25m)

Two double glazed windows to the side aspect, radiator, double doors leading into the conservatory

#### CONSERVATORY 12'7 x 8'10 (3.84m x 2.68m)

Low level brick wall, fully double glazed windows, double doors leading to the garden decked area.

#### SITTING ROOM 12'8 x 11 (3.86m x 3.36m)

Double glazed bay window to the front aspect, further additional window to front aspect, two radiators, small electric fireplace, double glazed window to rear aspect, door leading back into the entrance hallway.

Stairs rising to:

#### FIRST FLOOR LANDING

Doors accessing first floor accommodation, double

glazed window to the side aspect

#### BEDROOM ONE 17'1 x 12'11 (5.21m x 3.94m)

Double glazed Bay window to the front aspect, additional double glazed window to the front aspect, two radiators, built in wardrobes, door to en-suite: obscure double glazed window to rear aspect, WC, wash hand basin with mixer taps, enclosed shower, tiled to splash sensitive areas, heated towel rail

#### BEDROOM TWO 11'2 x 10'11 (3.40m x 3.34m)

Double glazed window to the rear aspect, radiator, airing cupboard housing emersion tank, built in storage.

#### BEDROOM THREE 7'4 x 6 (2.23m x 1.83m)

Window to front aspect, radiator, loft hatch built in storage.

#### FAMILY BATHROOM

obscured double glazed window to rear aspect and side

aspect, panelled bath with overhead electric shower, WC, wash hand basin with mixer tap, heated towel rail, fully tiled throughout, wall standing radiator, extractor fan.

#### TO THE OUTSIDE FRONT

Block paved driveway with parking for several vehicles, landscaped borders, side access to rear garden both sides of the property.

#### TO THE OUTSIDE REAR

Decked area leading to beautifully landscaped garden, small ornamental pond, patio area, summer house, shed and greenhouse. Views over the countryside.

#### COUNCIL TAX BAND: F



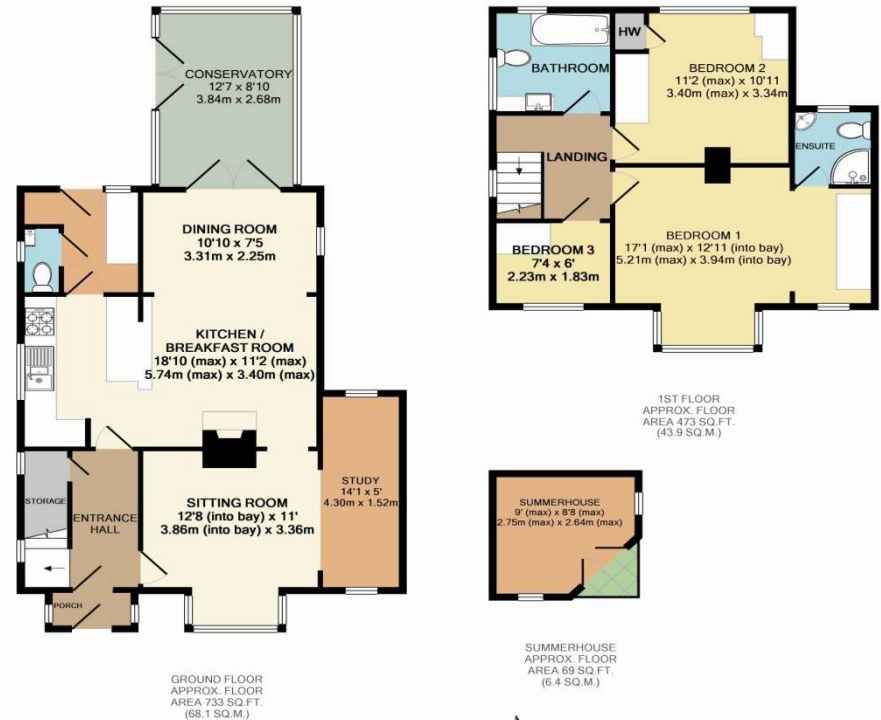
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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		56
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		58
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 1275 SQ. FT. (118.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2016)

Total Approx. Floor Area

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