

Hempstead Lane

Potten End, HP4 2QJ



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Offers Over £2,000,000

- Five bedroom detached home
- Principal bedroom with ensuite and dressing area
- Four further bedrooms one of which is ensuite
- Southerly facing mature and private rear garden
 - Detached double garage and car port
 - Gated driveway offering ample parking
 - Popular village location
 - Summer House by Crown Pavillions
 - EPC Rating D
 - Council Tax Band G





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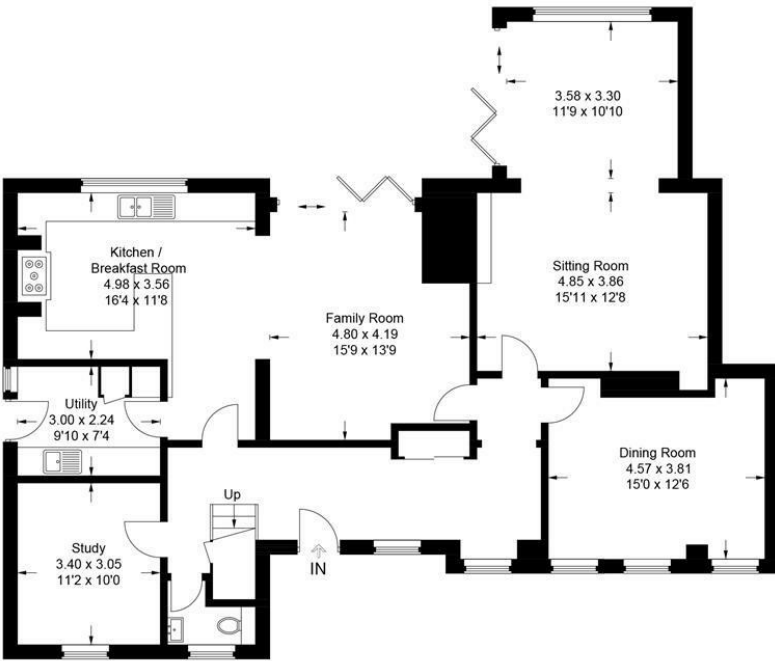
A wonderful family home which has been recently updated and improved by the current owners including; new windows, single storey extensions to the rear, new kitchen and car port to name a few. The property is situated perfectly on the plot providing excellent frontage for the double garage, car port and ample parking whilst also offering a generous southerly facing rear garden. The hallway leads through to all the principal reception rooms. The open plan kitchen/ family room is a fantastic space to entertain family and friends and has direct access onto a large terrace and the rear garden. The sitting room, which is cleverly split into two areas, also enjoys the benefit of views of the rear garden. To the front aspect there is the dining room and a study. Completing the ground floor accommodation, there is a utility room and cloakroom. On the first floor, the principal bedroom is en-suite. There is an additional en-suite double bedroom, two further double bedrooms, a single bedroom and family bathroom. Outside the garden has an extensive lawn with mature hedges and flower beds. To the front, the property has electric gates leading to the double garage and car port.



Approximate Gross Internal Area
 Ground Floor = 135.7 sq m / 1,461 sq ft
 First Floor = 111.4 sq m / 1,199 sq ft
 Garage = 33.7 sq m / 363 sq ft
 Total = 280.8 sq m / 3,023 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 67	Potential: 80
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 67	Potential: 80
EU Directive 2002/91/EC	
England & Wales	

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