



Castles

NURSERY TERRACE  
Potten End, Berkhamsted, HP4 2QU



# NURSERY TERRACE

Potten End, Berkhamsted, HP4 2QU

Offers IEO  
**£375,000**  
(Freehold)

Castles



Castles are pleased to present this Charming Two-Bedroom End-of-Terrace Cottage, brimming with potential. Located in the desirable village of Potten End.

 2  1  1  On-Street

The Ground floor features a comfortable Living room with a working Fireplace, providing a warm focal point for the space. A separate Kitchen and Dining area offer scope for redesign, whether updating the existing layout or opening up the space to suit modern living. Upstairs, the cottage offers Two well-proportioned Bedrooms and a Bathroom. Outside, there is a Private rear Garden with side access, ideal for enjoying the outdoors. On-street parking is available nearby. Potten End is a charming village with a welcoming community, a popular local pub, village green, and convenient access to the nearby towns of Berkhamsted and Hemel Hempstead, offering excellent transport links and a wide range of amenities.

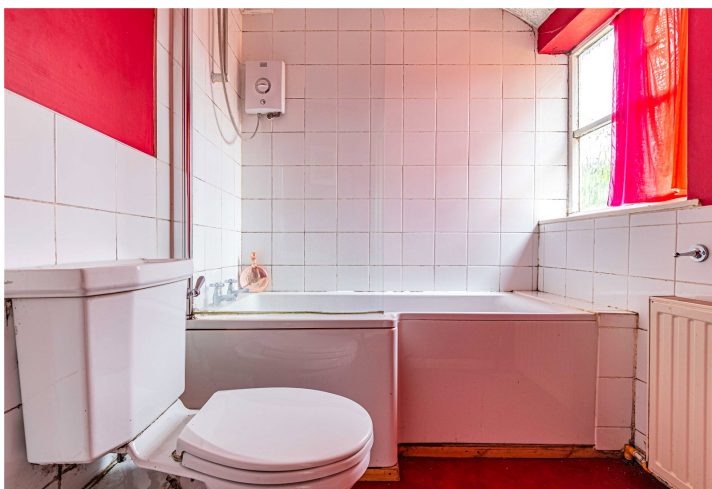
## Specifications

- TWO-BEDROOM
- END-OF-TERRACE COTTAGE
- FANTASTIC POTENTIAL TO MODERNISE
- WORKING FIREPLACE IN LIVING ROOM
- PRIVATE REAR GARDEN WITH SIDE ACCESS
- SOUGHT-AFTER VILLAGE LOCATION
- NO ONWARD CHAIN





Outside, there is a Private rear Garden with side access, ideal for enjoying the outdoors. On-street parking is available nearby.



#### **A little about the corner of the world we call home...**

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Duchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

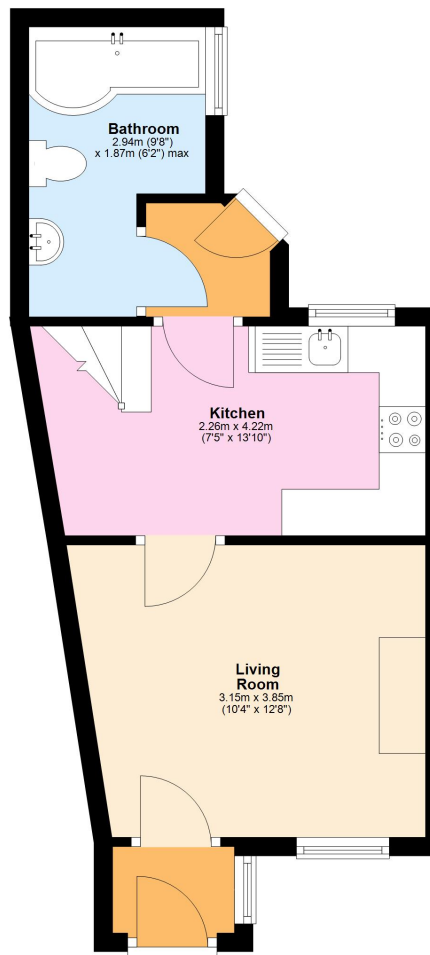
**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** tbc

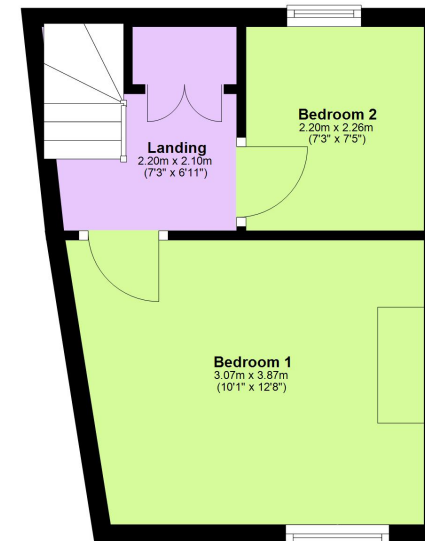
## Ground Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



## First Floor

Approx. 21.1 sq. metres (226.6 sq. feet)



Total area: approx. 50.0 sq. metres (537.9 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

01992 501511

**Boxmoor**

01442 233345

**Kings Langley**

01923 936900

**Bushey**

020 8950 2551

**Radlett**

01923 537111



**rightmove**

# Castles

[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)