



Castles

ELM TREE COTTAGE  
Potten End, Berkhamsted, HP4 2SH



# ELM TREE COTTAGE

Potten End, Berkhamsted, HP4 2SH

Asking  
Price  
**£320,000**  
(Freehold)

Castles



Castles Estate Agents are proud to present this charming 1-bedroom period cottage, beautifully situated in the idyllic village of Potten End. Nestled in a tranquil yet convenient setting, this delightful terraced home effortlessly combines traditional character with modern comforts.

 1  1  1  Off-Street

Boasting a welcoming Reception Room with Exposed Beams and a stunning Feature Fireplace, this home offers a cozy yet spacious feel. The well-appointed kitchen provides ample storage and worktop space, perfect for home cooking. Upstairs, a generously sized bedroom enjoys views over the garden, while the stylish bathroom retains period charm with contemporary fittings. The front garden is beautifully enclosed with mature greenery, leading to a rustic wooden door that enhances the home's traditional aesthetic. Situated in a sought-after village location, this property offers easy access to local amenities, countryside walks, and transport links to nearby towns. A rare opportunity to own a charming piece of history in a tranquil yet convenient setting.

## Specifications

- PERIOD COTTAGE
- 1 BEDROOM
- 1 RECEPTION ROOM
- FEATURE FIREPLACE
- OPEN PLAN KITCHEN
- EXPOSED BEAMS
- FRONT GARDEN
- VILLAGE LOCATION
- CHAIN FREE





Set in a desirable village, this charming property offers easy access to amenities, countryside walks, and transport links.



#### 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.

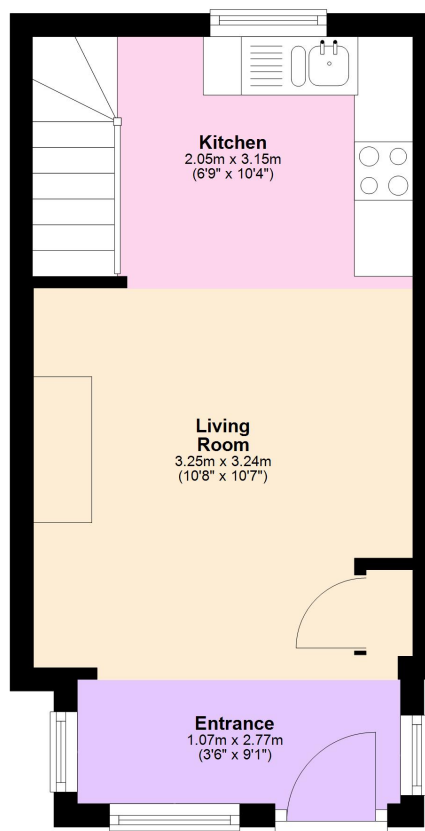
**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** tbc

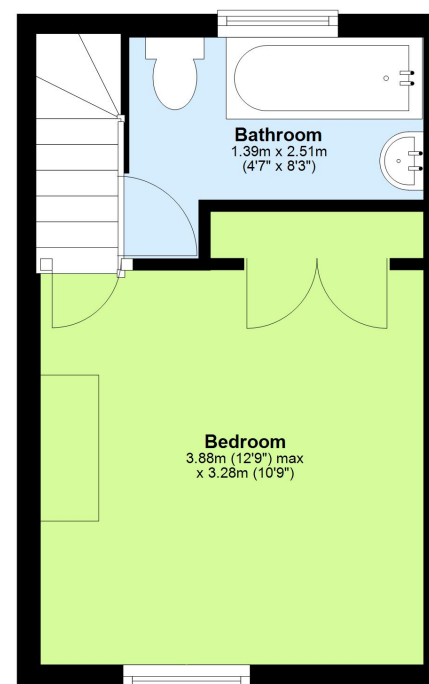
## Ground Floor

Approx. 20.6 sq. metres (221.2 sq. feet)



## First Floor

Approx. 17.8 sq. metres (191.5 sq. feet)



**Total area: approx. 38.3 sq. metres (412.8 sq. feet)**

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**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.castlesestateagents.co.uk](http://www.castlesestateagents.co.uk)