







-  4 Bedrooms
-  3 Bathrooms
-  3 Receptions
-  Private Garden
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:  
E £2,958.23 (2026/2027)

Local Authority:  
Dacorum

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The Green, Potten End, Berkhamsted, HP4 2QH  
Guide price of £1,395,000

Beautifully presented 4-bedroom semi-detached house in an idyllic spot overlooking The Green and duck pond, Potten End.

### Description

This immaculate four-bedroom family home offers bright, spacious and versatile accommodation, overlooking The Green with its duck pond. The welcoming entrance hall leads to a useful cloakroom/WC. A separate utility room adds practicality with side access to both front and rear gardens. The heart of the home is the open-plan kitchen/dining room, perfect for family life and entertaining. Bathed in natural light from an overhead light well and featuring expansive sliding doors to the garden, the kitchen boasts a central island, ample storage, and integrated appliances. Further reception spaces include a front-facing living room with bay windows and an additional room with French doors to the garden. The first floor has four generous double bedrooms and three bathrooms, with two ensuite. The rear garden stretches approximately 167 feet, ideal for families with a large patio and modern retaining walls. The front offers ample off-street parking and a garage.

### Location

Located on Potten End village green, near the shop/cafe, school, and Church. Ashridge Estate's trails are 1 mile away. Berkhamsted is 2 miles (London Euston 33 mins). M1 (J8) is 6 miles, M25 (J20) 8 miles, and Luton Airport 15 miles.

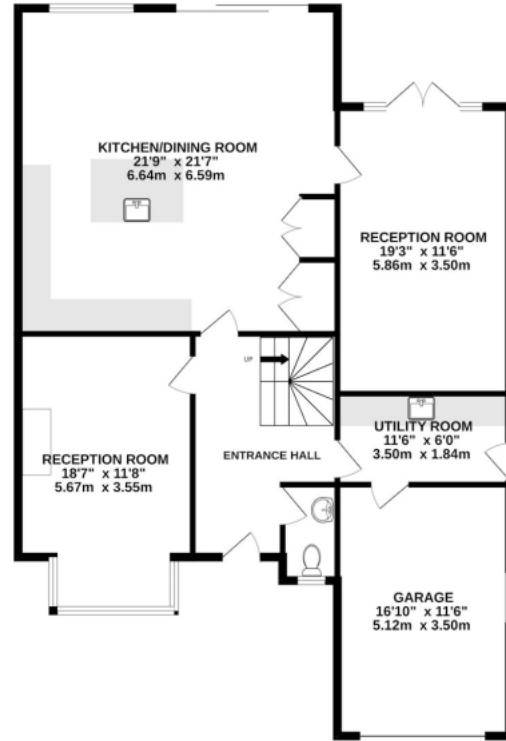


In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

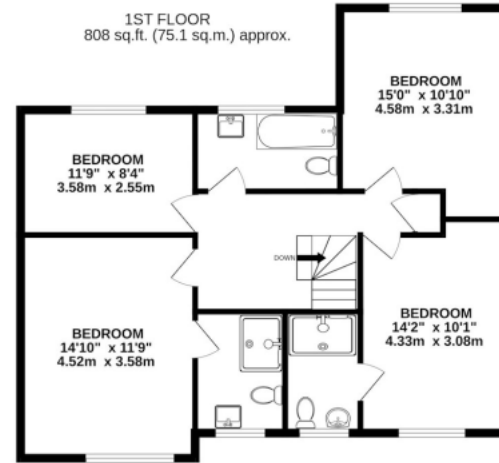




GROUND FLOOR  
1304 sq.ft. (121.1 sq.m.) approx.



1ST FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 2112 sq.ft. (196.2 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.