



An extended four double bedroom semi detached family home with potential to extend further (STP) and a large south facing garden with views towards open countryside, located in a sought after road in the Hertfordshire village of Flamstead.

Positioned along Old Watling Street, Flamstead, this extended four double bedroom family home offers over 1900 sq. ft of spacious accommodation throughout with potential to extend further subject to planning, and features a large dual aspect sitting room reaching over 23 ft. in length which connects to a separate breakfast room overlooking the generous sized and private south facing garden. One of the real highlights to this family home is the elevated position to take advantage of open views across Hertfordshire countryside beyond. The picturesque Hertfordshire village of Flamstead offers local amenities such as a local shop, pub/restaurants, an excellent village primary school and is within catchment for outstanding schools nearby. The nearby towns of Harpenden and St. Albans are within easy reach, both offering extensive shopping facilities. Flamstead also offers excellent transport links to London with the M1 Junction 9 approximately 1 mile away, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes making it a convenient location for those commuting into the capital or exploring the wider area.

Entering this delightful home, the porch opens into a welcoming entrance hall and connects to the spacious dual aspect sitting room, family/dining room and kitchen. The light and airy sitting room extends beyond 23ft. in length featuring an open fire and creates the ideal space to relax and unwind. Towards the rear of the sitting room, access leads into a dual aspect breakfast room which enjoys views over the south facing private garden and countryside views beyond. Adjacent to the sitting room is the generous sized family/dining room and is the perfect space to host formal gatherings with friends and family. To the rear of the property is a fitted kitchen with a range of base and wall mounted units, breakfast bar, integral double oven with gas hob and space for white goods. A connecting door leads to the utility room with space for white goods and also connects to the family/dining room, a downstairs cloakroom and the attached single garage reaching over 27ft. in length including a workshop area, and an up and over rolling door providing access onto the rear garden.

Stairs from the entrance hall rise to the first floor landing and leads to four double bedrooms and the family bathroom. The master bedroom situated to the front of the property is a generous sized double bedroom and benefits from an elevated view across open countryside towards the front of the property. The second and third bedroom located to the rear of the property are also very good double sized bedrooms both benefiting from built in storage and an airing cupboard in bedroom two, whilst the third bedroom features a vanity wash hand basin. Both the second and third bedrooms also take full advantage of an elevated outlook over the private rear garden and open Hertfordshire countryside beyond. The fourth bedroom is also a spacious double bedroom to the front of the property, and benefits from built in storage. The family bathroom is fitted with floor to ceiling tiles, and comprises of a low level W.C, wall mounted vanity wash hand basin with storage under, a heated towel rail, and a panelled bath with a shower attached above.

This spacious family home is approached via a block paved driveway that provides off road parking for several vehicles and leads to the main entrance and attached single double length garage to the side that offers additional parking for convenience. Access via the utility room or breakfast room opens out onto a cover patio area creating an ideal space for al-fresco dining overlooking the garden and countryside views beyond, and also offers potential to extend the groundfloor further subject to planning consents. The patio extends to a tiered level garden area with a designated flower bed, and steps leading down to the main rear garden. The garden itself is mainly laid to lawn with fruit trees, shrub borders and designated flower beds along the garden boundaries, and vegetable garden towards the end of the private rear garden.



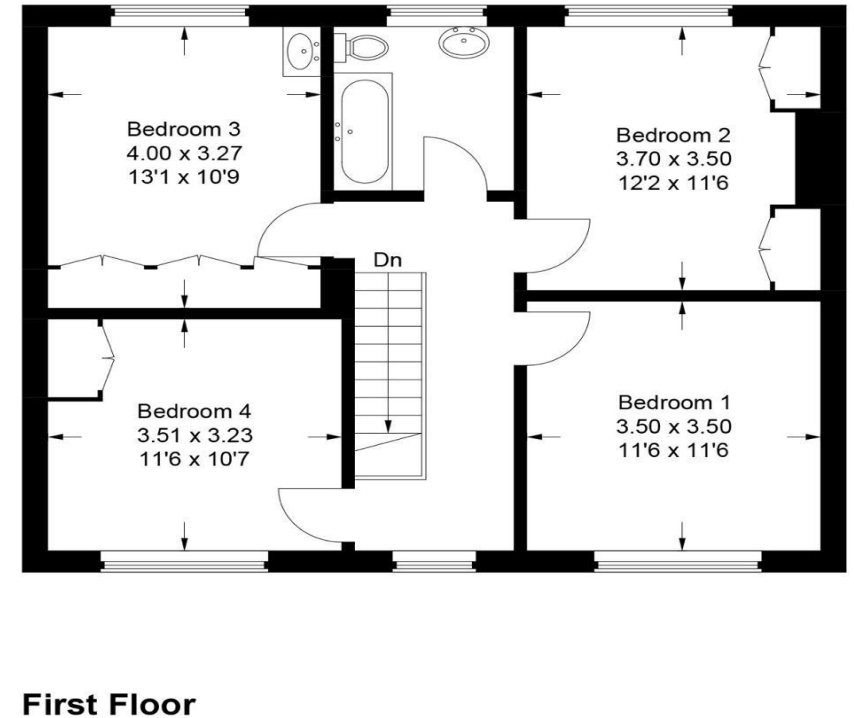
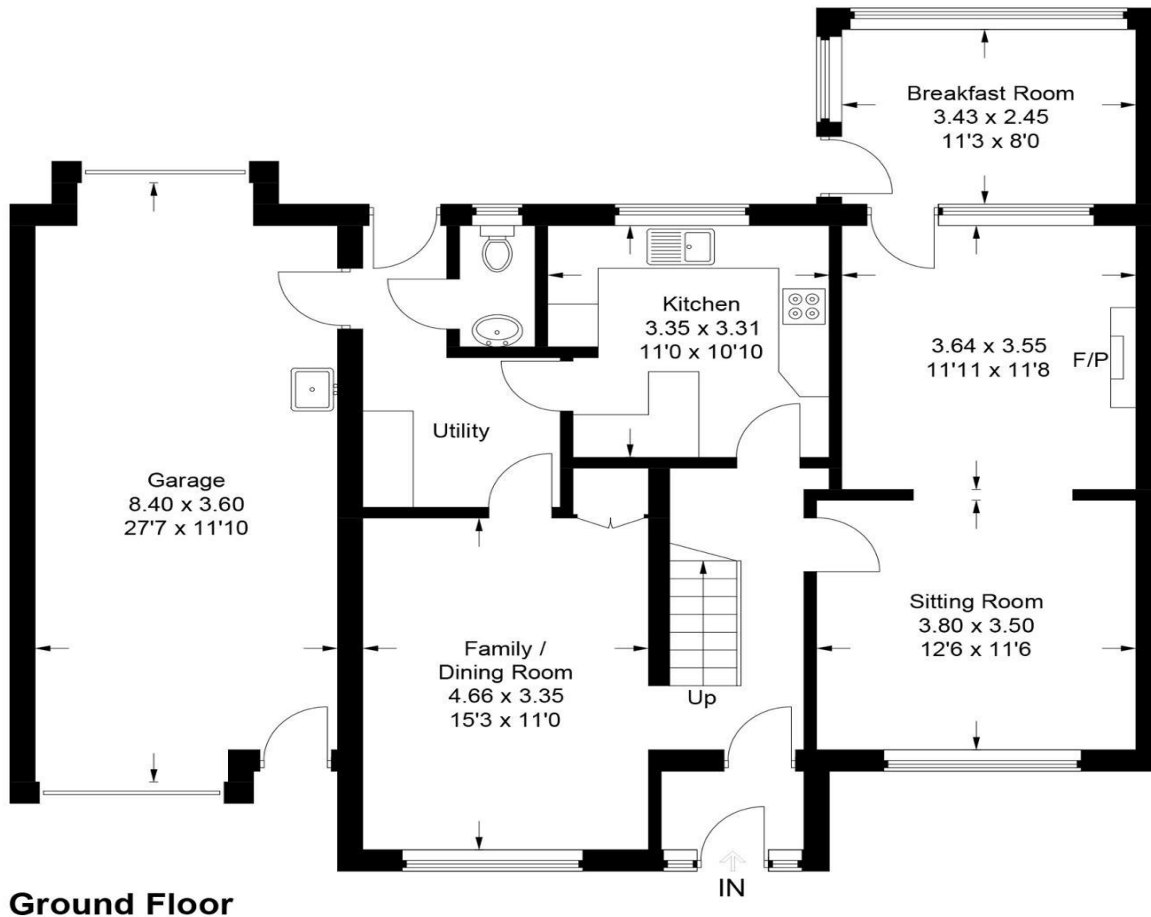
- Extended Four Bedroom Semi Detached Family Home
- Far Reaching Countryside Views Across Hertfordshire
- Large Private South/West Facing Rear Garden
- Spacious Dual Aspect Sitting Room with an Open Fire
- Separate Family/Dining Room & Breakfast Room
- Fitted Kitchen & Utility/Cloakroom
- Large South Facing Private Rear Garden
- Driveway for Multiple Vehicles & 27. ft Single Garage
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

Additional Information

- Tenure: Freehold
- Gas, Mains Water, Electricity
- EPC Rating Band D
- The Property is Council Tax Band E
- The Local Authority is Dacorum Borough Council



Approximate Gross Internal Area
Ground Floor = 116.1 sq m / 1250 sq ft
First Floor = 67.6 sq m / 728 sq ft
Total = 183.7 sq m / 1,978 sq ft



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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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