



# Trowley Bottom

Flamstead | Hertfordshire | AL3 8DR

FINE & COUNTRY





# Trowley Bottom

St. Albans

- Immaculate Detached Character Home with Stunning Views
- Adjacent to an Area of Outstanding Beauty
- Separate Lounge and Dining Room with Dual Log Burner
- Downstairs Cloakroom
- Master Bedroom with Ensuite Shower Room
- Two Additional Bedrooms
- Family Bathroom
- Garden workshop / Home Office
- Off Road Parking
- Excellent Transport Links to London Nearby

An immaculate and thoroughly charming three bedroom thatched character cottage situated on the edge of the popular and picturesque hamlet location of Trowley Bottom within the Hertfordshire village of Flamstead. This enchanting chocolate box cottage provides an idyllic and peaceful sanctuary, where you can find the perfect space to unwind in front of the dual feature log burning fire in both the sitting room and dining room providing an exquisite ambience in both. The fully fitted kitchen is contemporary cottage style, and opens out to a charming patio and the beautiful garden beyond leading to the workshop / home office with adjacent prosecco and al-fresco summer entertaining deck, where you can enjoy hosting friends and family.

Upon entering the front door, you immediately sense the charming warmth and character of First Thatched Cottage with the dual log burner giving a magnificent ambience to both the lounge and dining room. There is a cloakroom and fully fitted contemporary cottage style kitchen, which leads to the rear garden. The butterfly stair case divides at the top leading on one side to the light and airy master suite with and absolutely stunning countryside views and a shower room and wardrobe. The other side leads to two further bedrooms and the family bathroom.





# Trowley Bottom

St. Albans

The highly sought after hamlet of Trowley Bottom lies on the outskirts of the desirable and picturesque Hertfordshire village of Flamstead. The village of Flamstead offers local amenities within walking distance including local shop/Post Office, pub/restaurants, village hall, excellent schooling within the village and catchment for outstanding schooling in Harpenden. For a variety of pub/restaurants, village hall, excellent schooling within the village and catchment for outstanding schooling in Harpenden. For a variety of extensive local shopping facilities,

The highly sought after hamlet of Trowley Bottom lies on the outskirts of the desirable and picturesque Hertfordshire village of Flamstead. The village of Flamstead offers local amenities within walking distance including local shop/Post Office, pub/restaurants, village hall, excellent schooling within the village and catchment for outstanding schooling in Harpenden. For a variety of extensive local shopping facilities,

Flamstead is well located within easy access to the nearby towns of Harpenden and St. Albans. Flamstead also offers excellent transport links to London with the M1 Junction 9 approx. 1 mile away, as well as an efficient rail service from Harpenden to St. Pancras in under 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

## Property Information

**Tenure:** Freehold

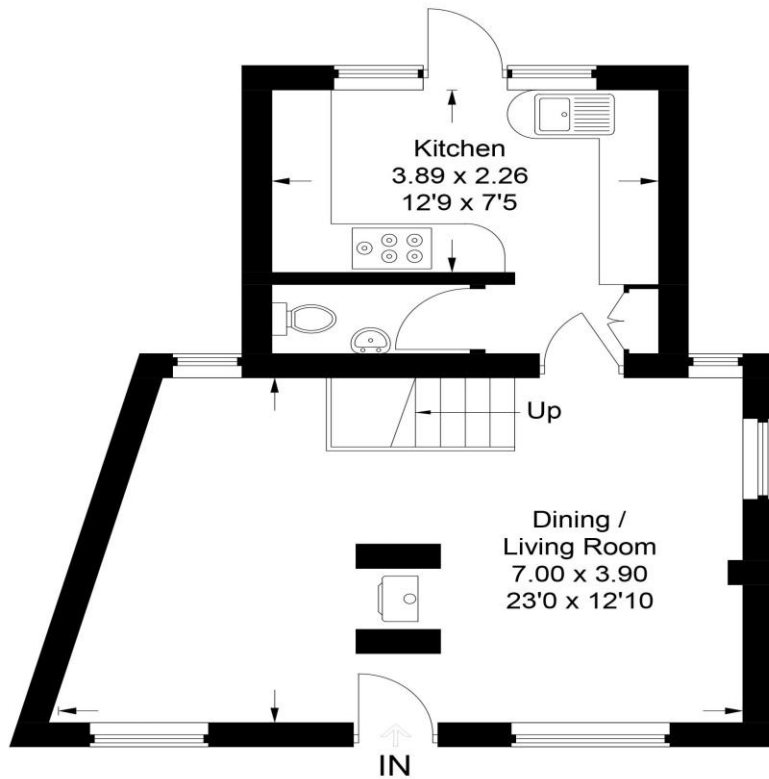
**EPC Rating:** E

**Council Tax Band:** E

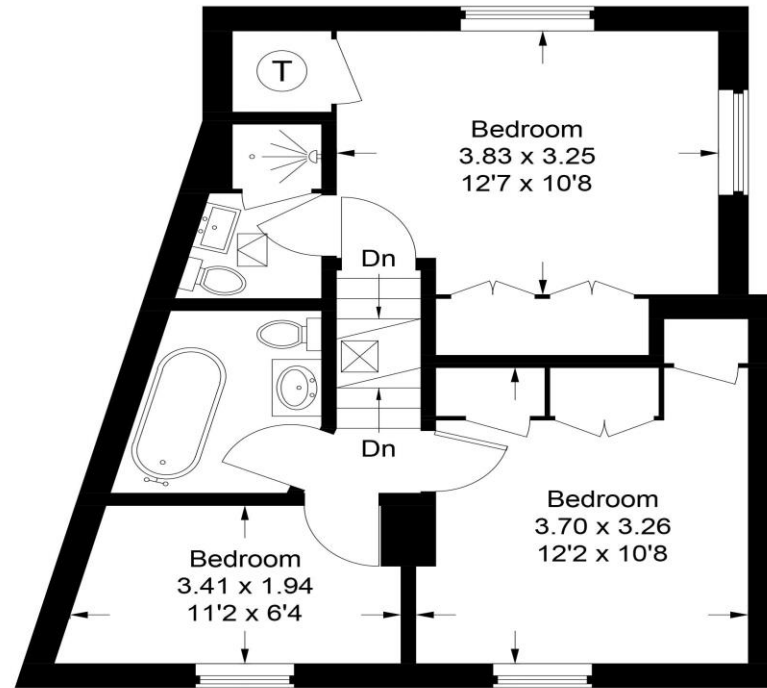
**Local Authority:** Dacorum Borough Council



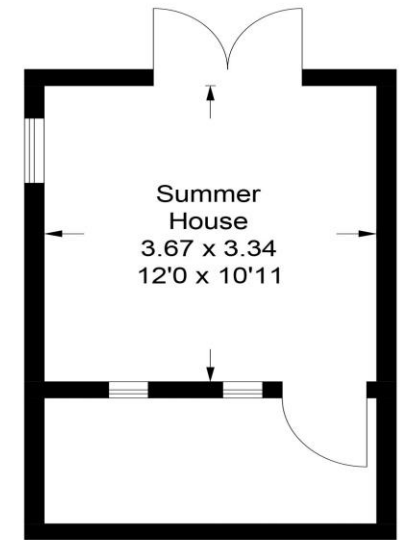
Approximate Gross Internal Area  
 Ground Floor = 41.4 sq m / 446 sq ft  
 First Floor = 45.4 sq m / 489 sq ft  
 Summer House = 18.1 sq m / 195 sq ft  
 Total = 104.9 sq m / 1,130 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for Fine & Country



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point that is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Tel 01582 793116

Fine & Country Redbourn 51 High Street, Redbourn AL3 7LW

