



FINE & COUNTRY
fineandcountry.com™

Trowley Hill Road
Flamstead | Hertfordshire

3 Trowley Hill Road
Flamstead
Hertfordshire
AL3 8DH

A charming 17th Century three bedroom character cottage situated in the picturesque Hertfordshire village with views across St. Leonard's Church, offered for sale with no onward chain.

Located in the heart of the popular Hertfordshire village of Flamstead, this spacious three bedroom 17th Century three bedroom home offers an excellent opportunity for someone looking for an investment purchase, or the ideal 'lock up & go' for those seeking warmer months abroad and cosying up in front of the fireplace in the winter months. The property itself boasts a wealth of character features throughout including exposed floorboards, original doors, open fireplaces, and a spiral staircase. Amongst the many character features, a real highlight of this charming cottage are the scenic views over St. Leonard's Church to the rear of the property. The 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 nearby. 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 character cottage, a welcoming entrance hall connects through to a spacious bay fronted sitting room featuring a brick surround fireplace with log burning stove that provides the perfect space to cosy up and relax with loved ones. Adjacent to the sitting room is the separate bay fronted dining room creating the ideal setting for formal gatherings with friends and family. An added benefit to the dining room are the double doors to the rear which opens out and takes advantage of scenic views across the grounds of St. Leonards Church. A connecting door from the dining room leads through to the separate kitchen/breakfast room that is fitted with a range of base and eye level units, space for white goods, a breakfast bar, and a spiral staircase rising to the first floor. Located to the rear of the entrance hall, stairs lower to a good sized basement reaching over 16ft. in length, and offers potential to be converted to a habitable living space such as a home office or games room.

Stairs located at the rear of the sitting room rise to the first floor landing and leads to three good sized bedrooms, family bathroom and en suite shower room. The mast bedroom is a spacious sized double bedroom benefitting from built in storage a feature fireplace. The second bedroom is also a generous sized double bedroom including built in storage and a feature fireplace. The family bathroom serves as a 'Jack & Jill bathroom connecting to the third bedroom, and is fitted with a low level W.C, pedestal wash hand basin, and a panelled bath with a shower attached above. Third bedroom is also a double bedroom and can be accessed via the spiral staircase from the kitchen/breakfast room. The third bedroom also benefits from an en suite shower room, and serves as an ideal guest suite for visiting guests.



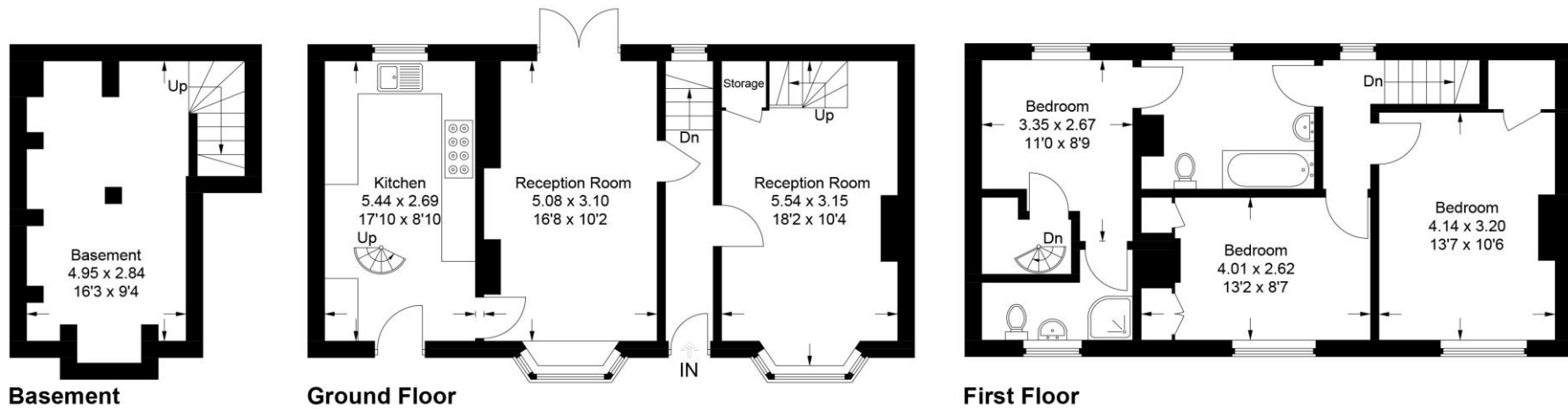
- No Onward Chain
- 17th Century Three Bedroom Cottage
- Original Character Features Throughout
- Two Spacious Reception Rooms
- Separate Kitchen/Breakfast Room
- Family Bathroom & En Suite Shower Room
- Ideal Investment or 'Lock Up & Go'
- Views Across St. Leonard's Church
- Picturesque Hertfordshire Village
- Excellent Transport Links to London Nearby

Additional Information

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



Approximate Gross Internal Area
Basement = 17.2 sq m / 185 sq ft
Ground Floor = 53.4 sq m / 575 sq ft
First Floor = 52.3 sq m / 563 sq ft
Total = 122.9 sq m / 1,323 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.

© CJ Property Marketing Ltd Produced for Fine & Country

Tel : 01582 793116 | 01525 222333

Fine & Country Redbourn & Edlesborough

51 High Street, Redbourn, St. Albans, AL3 7LW

65 Moor End, Edlesborough, Buckinghamshire, LU6 2HN

redbourn@fineandcountry.com | edlesborough@fineandcountry.com

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

fineandcountry.com