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College Close
Flamstead | Hertfordshire | AL3 8DJ
GUIDE £635,000

College Close Flamstead Hertfordshire

An four bedroom semi detached family home, situated in the picturesque Hertfordshire village of Flamstead.

Located within the cul-de-sac location of College Close, Flamstead, this four bedroom semi detached family home has been refurbished by the current owner to a high standard.

Flamstead is a desirable Hertfordshire village north of Harpenden and offers local amenities such as the local village shop, pub/restaurant as well as good schooling within the village. Flamstead is also within an easy commute to the M1 Junction 9, and a short drive to Harpenden for an efficient train service to St. Pancras in under 30 minutes.

Internally, a welcoming entrance hall leads through to a spacious sitting room. To the rear of the sitting room, an opening leads into an open plan kitchen/dining/family room with patio doors and french doors doors to the rear garden. The kitchen area benefits from a range of base and wall mounted units with an integral oven with separate gas hob and extractor, and space for further white goods. To the entrance hall, a door leads into a spacious fourth bedroom, benefitting from an en suite shower room. Via the main sitting room, a door leads into to a stairway to the first floor landing. Upstairs are three good size bedrooms with the master bedroom benefitting from built in wardrobes. The family bathroom comprises of a three-piece suite with a panelled bath with shower attached above, and a heated towel rail.

Externally, a block paved driveway provides off road parking for 2/3 vehicles and leads to the main entrance to the property with side gated access.

To the rear of the property, a patio area extends to two raised flower beds, and a step up leading to the main garden area which is mainly laid to lawn with fence boundaries. At the back of the garden, there is a good size workshop with power and lighting.



- Extended Semi Detached Family Home
- Three/Four Bedrooms
- Spacious Sitting Room
- Open Plan Kitchen/Dining/Family Room
- Ground Floor Study/Bedroom with En Suite
- Enclosed Rear Garden
- Detached Outbuilding
- Driveway
- Desirable Hertfordshire Village
- Road & Rail Links to London Nearby

GENERAL:

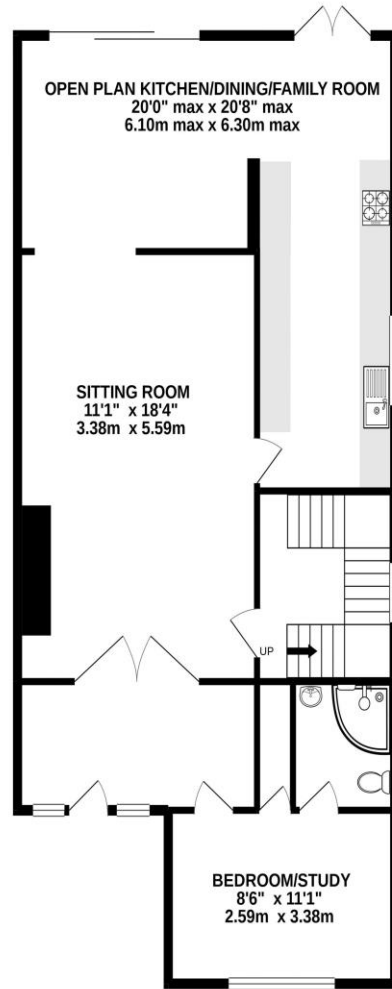
Tenure: Freehold

EPC Rating: C

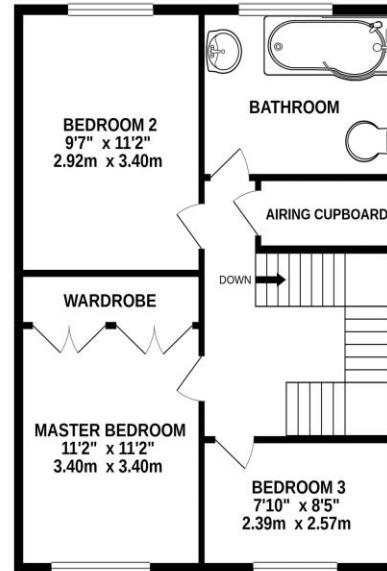
Council Tax Band: D



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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