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2 Old Watling Street
Flamstead | Hertfordshire | AL3 8HL
£695,000

An extended and refurbished four bedroom semi detached family home with a large south facing private garden and countryside views, located along a sought after road in the Hertfordshire village of Flamstead.

Nestled along Old Watling Street, this spacious four-bedroom semi-detached family home has been beautifully refurbished by the current owner to a high standard. Offering 1,838 sq. ft. of living space across two floors, this home provides ample room for comfortable living. The property features a modern kitchen/breakfast room at the rear, which opens onto a south-facing private garden, spanning approximately 0.27 acres in an 'L' shape. One of the standout features is the expansive master bedroom, measuring 20'1" x 17'11", which includes a stylish en suite shower room. The master suite is further enhanced by a Juliet balcony, offering elevated views over the private garden and the picturesque Hertfordshire countryside. The picturesque Hertfordshire village of Flamstead offers local amenities such as a local shop, pub/restaurants, an excellent village primary school, and Old Watling Street also benefits from being within catchment area for the outstanding schools in Harpenden. 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.

Upon entering this modern family home, you are greeted by a welcoming entrance hall with a convenient downstairs cloakroom. This leads to a spacious sitting room located at the rear of the ground floor. The sitting room is highlighted by a cozy log-burning stove, perfect for gathering with loved ones. An opening leads up to the dining area, creating an ideal setting for both formal and social gatherings. Adjacent to the sitting room, you'll find a refurbished kitchen/breakfast room equipped with a variety of base and wall-mounted units, roll-top work surfaces, space for white goods, and a handy breakfast bar. From the rear of the kitchen, you can access a generously sized garage, which offers excellent potential for conversion into additional living space. At the back of the sitting room, sliding patio doors open to a bright conservatory installed by the current owners in 2023. This space provides an excellent area to work from home or relax while enjoying views of the private, south-facing rear garden.

Ascending from the entrance hall, the stairs lead to the first-floor landing, which grants access to the master suite, three additional bedrooms, and the family bathroom. The impressive, extended master suite, enhanced by the current owners, offers generous double-sized accommodation, providing the perfect space to relax and unwind. At the rear of the master bedroom, double doors open onto a Juliet balcony that overlooks the rear garden, offering elevated views of the picturesque Hertfordshire countryside. The master suite is complete with a modern en suite bathroom featuring a low-level W.C., a vanity wash hand basin with storage, and a separate shower cubicle. The second and third bedrooms are spacious doubles, while the fourth bedroom is a comfortable single. The second bedroom, located at the rear, benefits from built-in storage and offers views of the garden and countryside. The family bathroom, also located at the rear of the first floor, has been recently refurbished by the current owner and includes a low-level W.C., a pedestal wash hand basin, and a panelled bath with an overhead shower, perfect for soaking and rejuvenating.



As you approach this inviting family residence, you are greeted by a spacious driveway that provides convenient off-road parking for multiple vehicles. The driveway leads directly to the attached garage, which features an electric door for easy access, as well as side gated access and the main entrance to the home. From the kitchen/breakfast room and the conservatory, you step out onto a raised patio area. This space serves as a perfect vantage point to take in the views of the private, south-facing garden, making it an ideal spot for enjoying your morning coffee, relaxing with a book, or simply soaking up the sun. The garden itself boasts a generous L-shaped layout. It features an expansive lawn, meticulously maintained to provide a lush, green space for children to play and for family gatherings. The garden is enclosed by a variety of flower beds, mature hedges, trees, and fenced borders, providing a high degree of privacy. A second raised patio area within the garden is designed for al fresco dining and entertaining. This outdoor dining space is perfect for hosting barbecues, family celebrations, or casual get-togethers with friends, or enjoying long summer evenings.

- Extended and Refurbished Four Bedroom Semi Detached
- Far Reaching Across Hertfordshire Countryside
- South Facing 'L' Shaped Garden Reaching 0.27 Acre
- Refitted Kitchen/Breakfast Room
- Two Spacious Reception Rooms & Conservatory
- Impressive 20ft. Master en Suite with Juliet Balcony
- Three Further Bedrooms & Family Bathroom
- Generous Sized Garage & Off Road Parking
- Highly Sought After Hertfordshire Village
- Excellent Transport Links to London Nearby

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Property Information

Tenure: Freehol

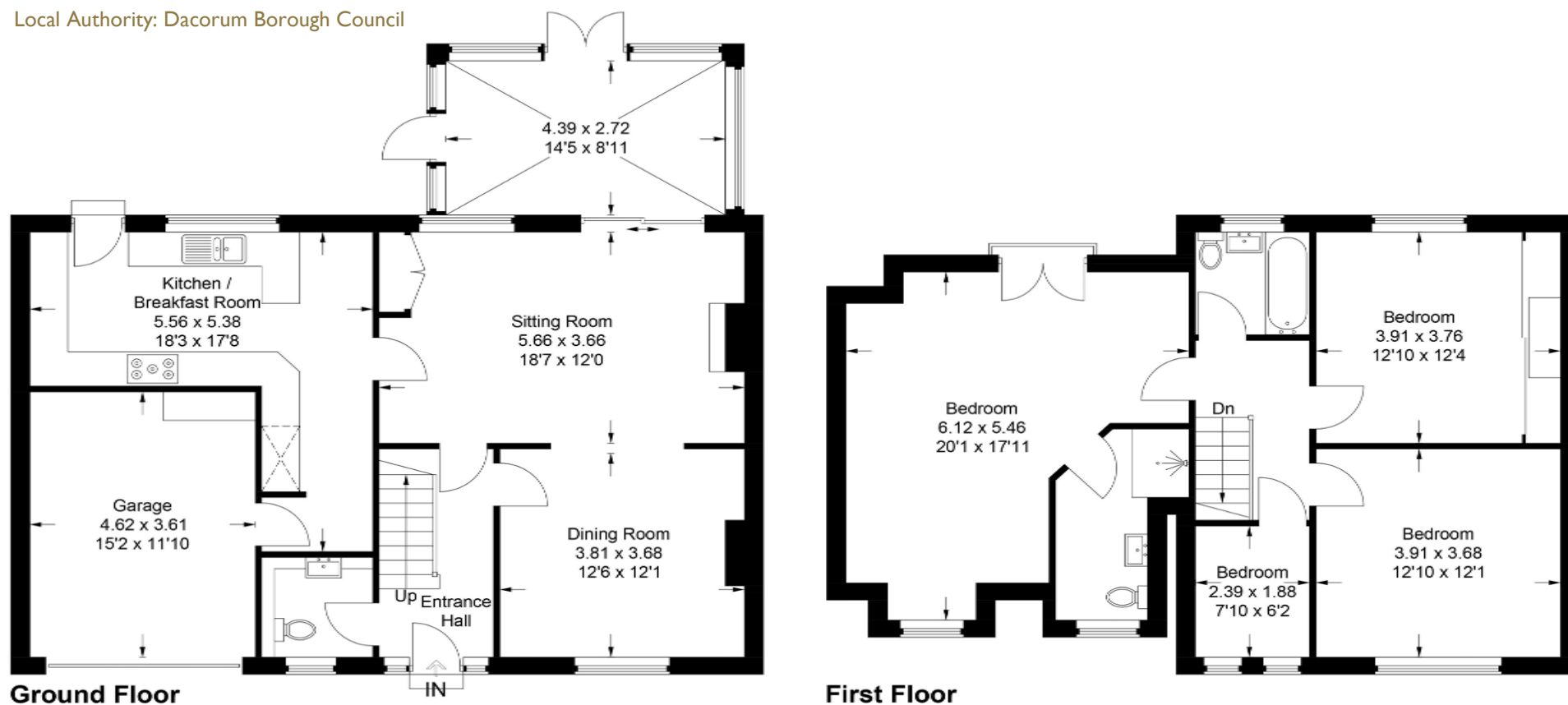
Gas, Mains Water, Electricity

EPC Rating: Band C

Council Tax: Band D

Local Authority: Dacorum Borough Council

Approximate Gross Internal Area
Ground Floor = 97.6 sq m / 1,050 sq ft
First Floor = 73.2 sq m / 788 sq ft
Total = 170.8 sq m / 1,838 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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Tel: 01582 793116

Fine & Country Redbourn & Edlesborough
51 High Street, Redbourn, St. Albans, AL3 7LW
redbourn@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

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