



**Cassidy
& Tate**
Your Local Experts

Old School Drive, Wheathampstead, Hertfordshire, AL4 8FH

Guide price £425,000

A stunning three bedroom terraced house set within a cul-de-sac built in 2011. The property benefits from a good sized kitchen/diner, cloakroom and large master bedroom. There is allocated parking for two cars and a private rear garden. Wheathampstead is a thriving village surrounded by rolling countryside with excellent schooling. The Thameslink railway station is less than three miles away in Harpenden.

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Introduction

Accommodation comprises: Entrance Hall, Lounge, Inner Lobby, Cloakroom, Kitchen / Diner, Three Bedrooms, Ensuite Shower Room, Family Bathroom, Front and Rear Gardens, Parking for Two Vehicles

Ground Floor Accommodation

Entrance Hall

Double glazed front door through to Entrance Hall. Stairs to first floor landing. Radiator. Door through to:

Lounge 12'3 x 10'6 (3.73m x 3.20m)

Double glazed window to front. Radiator. Telephone point. TV point. Door through to:

Inner Lobby

Door to kitchen / diner. Door to storage cupboard with shelving space. Doorway through to:

Cloakroom

Comprising low level flush WC. Pedestal wash-hand basin with mixer tap and tiled splash-backs.

Kitchen / Diner 15'0 x 9'8 (4.57m x 2.95m)

Superb range of wall and base mounted units with work surfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer. Space and plumbing for washing machine. Space for fridge freezer. Built-in stainless steel electric oven with four ring burner gas hob and stainless steel extractor hood over. Built-in AEG dishwasher. Six concealed spotlights. Tiled floor. Radiator. Under unit lighting. Cupboard housing wall mounted gas fired combination boiler. Double glazed casement doors to rear garden. Two double glazed windows to rear.

First Floor Accommodation

First Floor Landing

Loft access. Doors to:

Master Bedroom 15' x 9'8 (4.57m x 2.95m)

Two double glazed windows to front. Radiator. Airing cupboard with high pressure hot water system.

Bedroom Two 9'8 x 8'8 (2.95m x 2.64m)

Double glazed window to rear. Radiator.

Bedroom Three 9'11 x 6'0 (3.02m x 1.83m)

Double glazed window to rear. Radiator.

Family Bathroom

Comprising low level flush WC. Pedestal wash-hand basin with mixer tap and tiled splash-backs. Panelled-in bath with tiled splash-backs. Mixer tap and shower over. Extractor fan. Four concealed spotlights. Stainless steel heated towel rail.

Exterior

Front Garden

Selection of shrubs and plants. Paved patio path to front door. Off road parking for two vehicles at the side.

Rear Garden

Extensive paved patio area. Laid to lawn with path to rear of garden. Hard standing for shed. Gated access to side.

EPC

Rating B

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

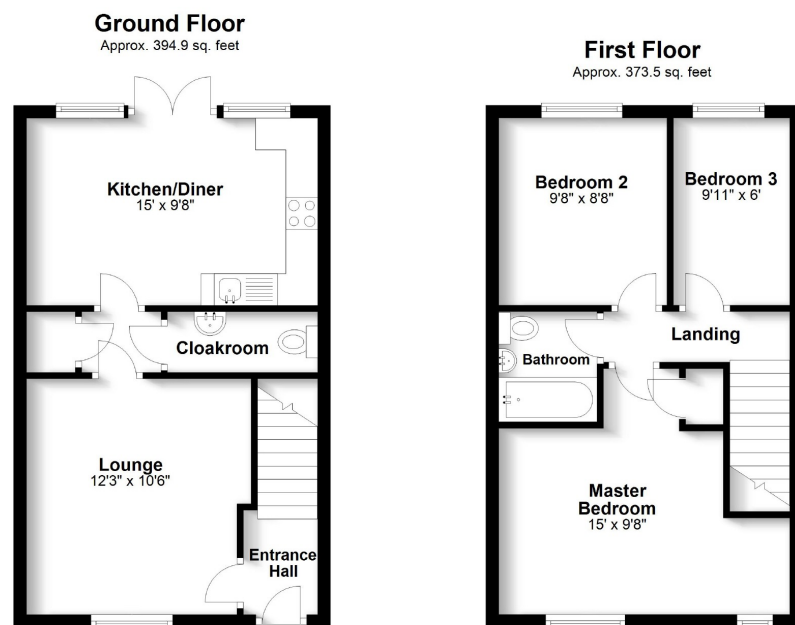
St Albans District Council

Council Tax Band

E

Council Tax Charge

£2203.07



Total area: approx. 768.4 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

