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Wick Avenue, Wheathampstead, Hertfordshire, AL4 8QB

**Guide price £795,000**



Situated in one of Wheathampstead's most popular roads, a rare opportunity to acquire this detached 4/5 bedroom, two bathroom family home, set within a mature westerly facing garden. On the ground floor there are two reception rooms, one of which could be used as a bedroom or home office. The property has been extended to the side and the rear and there is potential to extend further (STPP). Wheathampstead is a delightful village set within rolling countryside yet close to all major communication links. There are three primary schools with the newly built Katharine Warington school catering for senior schooling. The Thameslink railway station is less than three miles away in Harpenden.

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## Introduction

Accommodation comprises; Entrance Hall, Lounge, Dining Room, Family room/Office, Kitchen/Breakfast Room, Utility Room/Cloakroom, Lean to Conservatory, Garden Room, Four Bedrooms, Two Bathrooms, Front and Rear Gardens, Off Road Parking.

## Ground Floor Accommodation

### Entrance Hall

UPVC Double glazed front door to:- Entrance hall, Stairs to first floor with cupboard under.

Two double glazed windows to front. Storage cupboard with shelf and hanging space. Doors to:-

### Family Room/ Office 15'3 x 9'6 (4.65m x 2.90m)

Double glazed window to front. Radiator.

### Kitchen/Breakfast Room 17'4 x 9'11 (5.28m x 3.02m)

Range of wall and base mounted units with work surfaces over incorporating a one and half bowl sink unit with mixer tap and drainer. Tiled splash backs. Built in NEFF







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electric double oven with matching four ring burner stainless steel gas hob. Stainless steel hood over. Built in John Lewis dishwasher. Space for American style fridge/ freezer. Radiator. Cupboard under stairs. Door to lounge. Door to lean- to conservatory. Door to:

#### **Utility Room / Cloakroom 9'8 x 6'5 (2.95m x 1.96m)**

Range of wall and base mounted units with work surfaces over. Space and plumbing for washing machine. Space for tumble dryer. Low level flush WC. Wash hand basin. Tiled walls. Radiator. Wall mounted gas fired boiler. Double glazed window to rear.

#### **Lean to Conservatory 9'6 x 3'8 (2.90m x 1.12m)**

Sliding patio doors to rear. Door to Garden room.

#### **Garden Room 18'3 x 8'8 (5.56m x 2.64m)**

Window and door to front Double glazed patio doors to rear and side. Light and power.

#### **Lounge 21'11 x 11'11 (6.68m x 3.63m)**

Double glazed bay window to front. Gas coal effect living flame gas fire. Marble hearth and surround. Wooden mantle piece over. Chimney breast. Two radiators. Telephone point. TV point. Concertina glazed doors to.;

#### **Dining Room 12'7 x 9'5 (3.84m x 2.87m)**

Laminated floor. Radiator. Sliding patio doors to rear. Dado rail.

#### **First Floor Accommodation**

##### **First Floor Landing**

Loft access. Doors to:

#### **Bedroom One 11'11 x 9'4 (3.63m x 2.84m)**

Double glazed window to rear. Radiator.

#### **Bedroom Two 10'7 x 9'10 (3.23m x 3.00m)**

Double glazed window to front. Radiator. Laminated floor.

#### **Bedroom Three 9'8 x 6'11 (2.95m x 2.11m)**

Double glazed window to Front. Radiator.

#### **Bedroom Four/Study 8'1 x 6'11 Max (2.46m x 2.11m Max)**

Double glazed window to front. Study area.. Radiator.

#### **Bathroom**

Comprising. Panelled in bath with mixer tap and hand shower. Tiled splash backs. Wash hand basin. Heated towel rail. Double glazed window to rear.

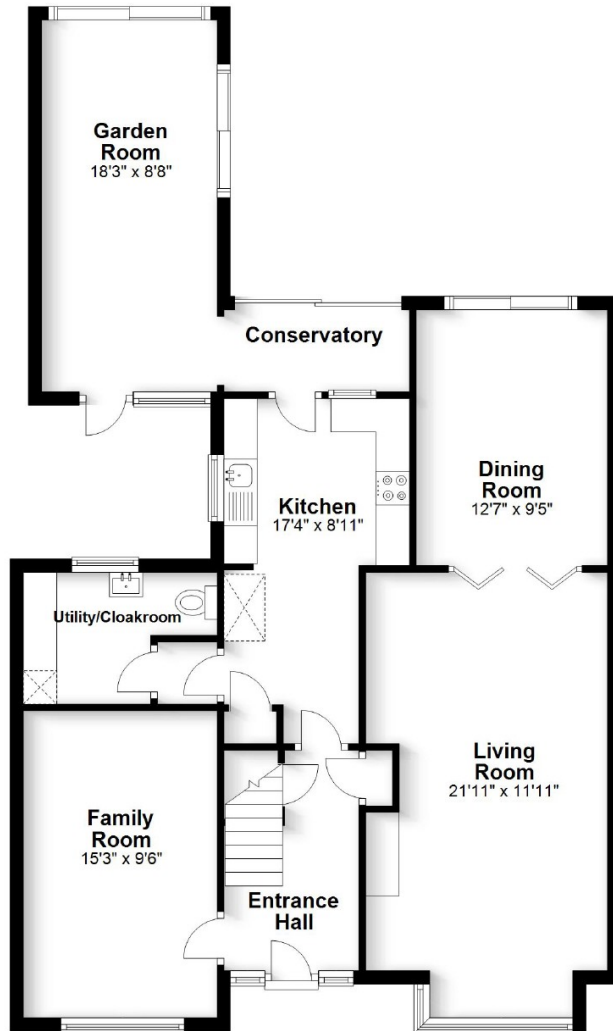
#### **Shower Room**

Comprising Low level flush WC. Pedestal wash hand basin with mixer tap and tiled



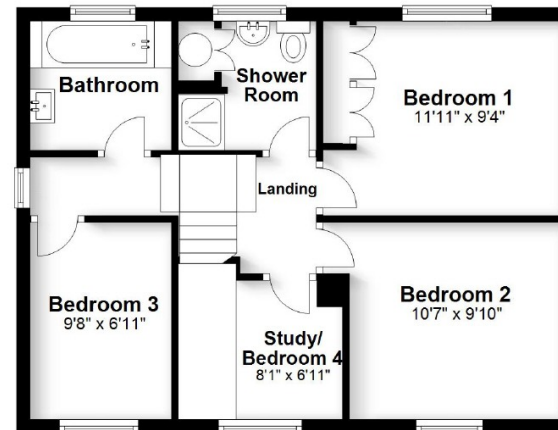
**Ground Floor**

Main area: approx. 845.4 sq. feet  
Plus outbuildings, approx. 157.7 sq. feet



**First Floor**

Approx. 512.9 sq. feet



Main area: Approx. 126.2 sq. metres (1358.4 sq. feet)

Plus outbuildings, approx. 14.7 sq. metres (157.7 sq. feet)

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



splash backs. Shower cubical with electric shower over. Built in airing cupboard housing pre-lagged hot water tank. Double glazed window to rear.

### Rear Garden

Paved patio area. Laid to lawn with raised flowerbed borders. Range of shrubs and plants. Selection of trees. Summer house. Shed. Greenhouse. Feature pond. Outside water tap. Gated access to side.

### Front Garden

Laid to lawn with retaining hedge. Extensive block paviour drive way. Parking for several cars. Outside courtesy lighting.

### EPC

Rating - D

### 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

### Council Tax Band

F

### Council Tax Charge

£2706.09







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