



**Cassidy
& Tate**
Your Local Experts

Waddling Lane, Wheathampstead, Hertfordshire, AL4 8FD

Guide price £750,000

A superb four bedroom three bathroom detached family house set within a popular cul-de-sac only a short walk from the High Street. The property is arranged over three floors and benefits from a large conservatory and games room above the double garage. Wheathampstead is a thriving village surrounded by rolling countryside yet close to all major communication links including the Thameslink railway station less than three miles away in Harpenden. Wheathampstead is within the catchment of the new Katherine Warrington school on the outskirts of Harpenden.

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Introduction

Accommodation comprises: Storm Porch, Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Conservatory, Three First Floor Bedrooms, Ensuite Shower Room, Family Bathroom, Second Floor Master Bedroom Suite with Dressing Area and Ensuite Shower Room, Detached Garage with Annex, Front and Rear Gardens, Driveway with Parking

Ground Floor Accommodation

Storm Porch

Double glazed composite front door to:

Entrance Hall

Tiled floor. Double glazed window to front. Stairs to first floor with storage cupboard under. Radiator in decorative cover. Electric underfloor heating. Door to lounge. Door to kitchen/diner. Door to:

Cloakroom

Low level flush WC. Double glazed window to side. Pedestal wash-hand basin with tiled splash-backs. Radiator. Tiled floor. Two concealed downlighters.





Lounge 15'0 x 14'10 (4.57m x 4.52m)

Measured into double glazed bay window to front. Double glazed window to front. Two radiators. Feature stone fireplace with stone hearth and surround. Gas fired coal effect fire. TV point. Doorway through to:

Kitchen / Diner 24'0 x 8'0 (7.32m x 2.44m)

Superb range of wall and base mounted units with Victorian style twin sink unit and mixer tap. Space and plumbing for dishwasher. Space and plumbing for washing machine. Built-in electric oven with four ring burner induction hob over. Stainless steel extractor hood. Under unit lighting. Tiled floor. Space for American style fridge freezer. Six spotlights. Double glazed window to rear. Electric underfloor heating. Archway through to:

Conservatory 12'0 x 11'8 (3.66m x 3.56m)

Double glazed windows to two sides. Double glazed roof. Electric underfloor heating. Tiled floor. Double glazed casement doors to side.

First Floor Accommodation

First Floor Landing

Double glazed window to side. Double glazed window to front. Radiator. Stairs to second floor. Door to airing cupboard with shelving housing pressurised hot water system. Three concealed downlighters. Doors to:

Bedroom Two 13'3 x 11'3 (4.04m x 3.43m)

Measured to face of built-in wardrobes with shelf and hanging space. Double glazed windows to front. Radiator. Doors through to:

Ensuite Shower Room

Comprising oversized shower cubicle with shower over. Three concealed downlighters. Low level flush WC. Wash-hand basin with mixer tap and storage cupboard under. Tiled splash-backs. Wall mounted stainless steel heated towel rail. Extractor fan. Electric shaver point. Double glazed window to front. Tiled floor.

Bedroom Three 9'8 x 7'10 (2.95m x 2.39m)

Double glazed window to rear. Radiator. Built-in wardrobe with shelf and hanging space.

Bedroom Four 8'9 x 7'8 (2.67m x 2.34m)

Double glazed window to rear. Radiator.

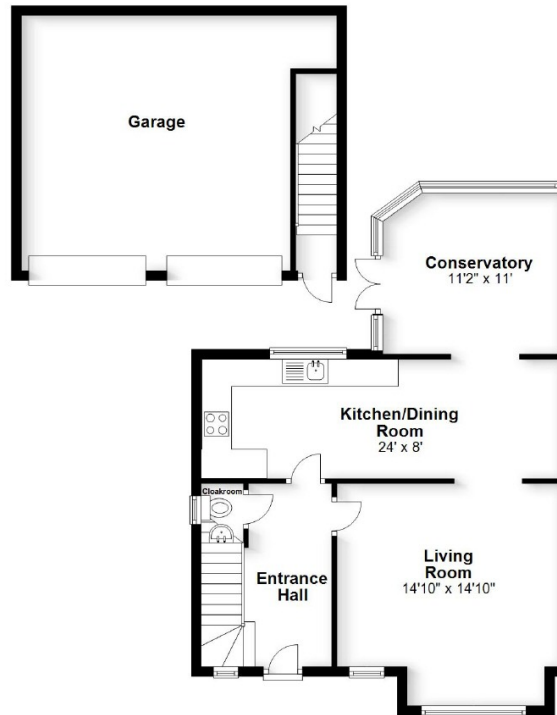
Family Bathroom

Comprising 'P' shaped bath with mixer tap and shower over. Pedestal wash-hand basin with mixer tap and tiled splash-backs. Low level flush WC. Wall mounted stainless steel heated towel rail. Electric shaver point. Double glazed window to rear. Extractor fan. Two spotlights. Tiled floor.



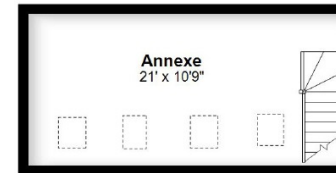
Ground Floor

Approx. 1012.0 sq. feet



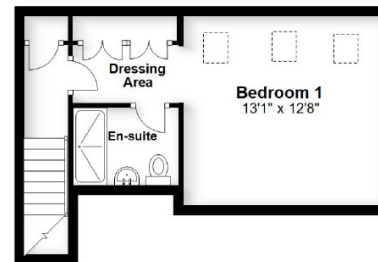
First Floor

Approx. 738.4 sq. feet



Second Floor

Approx. 300.0 sq. feet



Total area: approx. 2050.4 sq. feet

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

Plan produced using PlanUp.

Second Floor Accommodation

Second Floor Landing

Double glazed window to side. Door to cupboard housing wall mounted gas fired boiler. Storage cupboard. Door to:

Master Suite 13'2 x 12'9 (4.01m x 3.89m)

Three Velux windows to rear. Radiator. Telephone point. TV point. Dressing area with built-in wardrobes, shelf and hanging space. Door to:

Ensuite Shower Room

Comprising oversized shower cubicle with tiled splash-backs. Wash-hand basin with mixer tap and storage cupboard under. Tiled splash-backs. Low level flush WC. Stainless steel heated towel rail. Electric shaver point. Velux window to front. Tiled floor. Four downlighters. Extractor fan.

Exterior

Rear Garden

Paved patio area with Astroturf artificial grass. Flowerbed border. Selection of trees. Outside courtesy lighting. Outside water tap. Gate leading to:

Driveway

Off road parking for several vehicles leading to detached garage with separate annex over.

Detached Annex 21'0 x 10'10 (6.40m x 3.30m)

Stairs to first floor. Family room over double garage. Four Velux windows to front. Three concealed downlighters. Light and power.

Double Garage 17'8 x 17'2 (5.38m x 5.23m)

Two metal up and over doors. Light and power.

Front Garden

Laid to lawn with flowerbed borders. Range of shrubs and plants. Pathway to front door. Block paviour driveway shared with neighbouring property.

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

St Albans District Council

Council Tax Band

G

Council Tax Charge

£3004.18



