



**Cassidy
& Tate**
Your Local Experts

Marford Road, Wheathampstead, Hertfordshire, AL4 8NQ

Guide price £650,000

A stunning four bedroom semi-detached house that has been extended to create a superb family home. The property has a large kitchen dining family room backing onto the south facing landscaped rear garden. Upstairs there are four bedrooms and a shower room. To the front are countryside views across Wheathampstead. There are seven solar panels providing free electricity during the day with the ability to sell back to the grid. 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. There are three primary schools within the village. The brand new Katherine Warington senior school is less than three miles away.

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Introduction

Accommodation comprises: Entrance Hall, Bathroom, Lounge, Kitchen / Diner, Utility Room, Four Bedrooms, Shower Room, Front and Rear Gardens, Summerhouse, Parking for Several Vehicles

Ground Floor Accommodation

Entrance Hall

UPVC double glazed leaded light door through to entrance hall. Built-in cupboard with sliding door. Velux window. Nine concealed down lighters. Radiator. Karndean style flooring. Stairs to first floor. Built-in storage cupboard with shelf and hanging space.





Kitchen / Diner / Family Room 18'9 x 11'3

plus 10'0 x 6'7 (5.72m x 3.43m plus 3.05m x

Stunning open plan kitchen / diner / family room. Island unit with breakfast bar area. Superb range of wall and base mounted units with quartz work surfaces over. One and a half bowl stainless steel sink unit. Mixer tap with instant hot water and waste disposal below. Quartz drainer. Built-in dishwasher. Built-in Neff double oven with hide and slide door. Built-in fridge freezer. Island unit with Neff induction hob and extractor hood over. Built-in wine cooler. Twenty one concealed down lighters. Four Velux windows Double glazed window to side. Double glazed window rear. Double glazed bi-fold doors to rear. Four wall light points. Open plan through to:

Lounge 16'4 x 10'11 (4.98m x 3.33m)

Double glazed window to front. Chimney breast. TV point. Telephone point. Twelve concealed down lighters. Surround sound.

Utility Room 6'0 x 5'4 (1.83m x 1.63m)

Space and plumbing for washing machine. Space for tumble dryer. Stainless steel sink unit with mixer tap. Wall mounted gas fired boiler. Double glazed window to side. Three concealed down lighters.

Bathroom

Comprising low level flush WC. Wash-hand basin with mixer tap, tiled splash-backs and storage cupboard under. Built-in jacuzzi bath with mixer tap and hand shower. Tiled splash-backs. Separate shower cubicle with shower over. Ten concealed down lighters. Double glazed window to front. Velux window. Tiled floor with underfloor heating.

First Floor Accommodation

First Floor Landing

Double glazed window to side. Concealed down lighter. Loft access. Doors to:

Bedroom One 12'6 x 10'2 (3.81m x 3.10m)

Double glazed window to rear. Radiator. TV point.

Bedroom Two 10'0 x 8'4 (3.05m x 2.54m)

Double glazed window to front. Radiator. Built-in storage cupboard over stair recess.

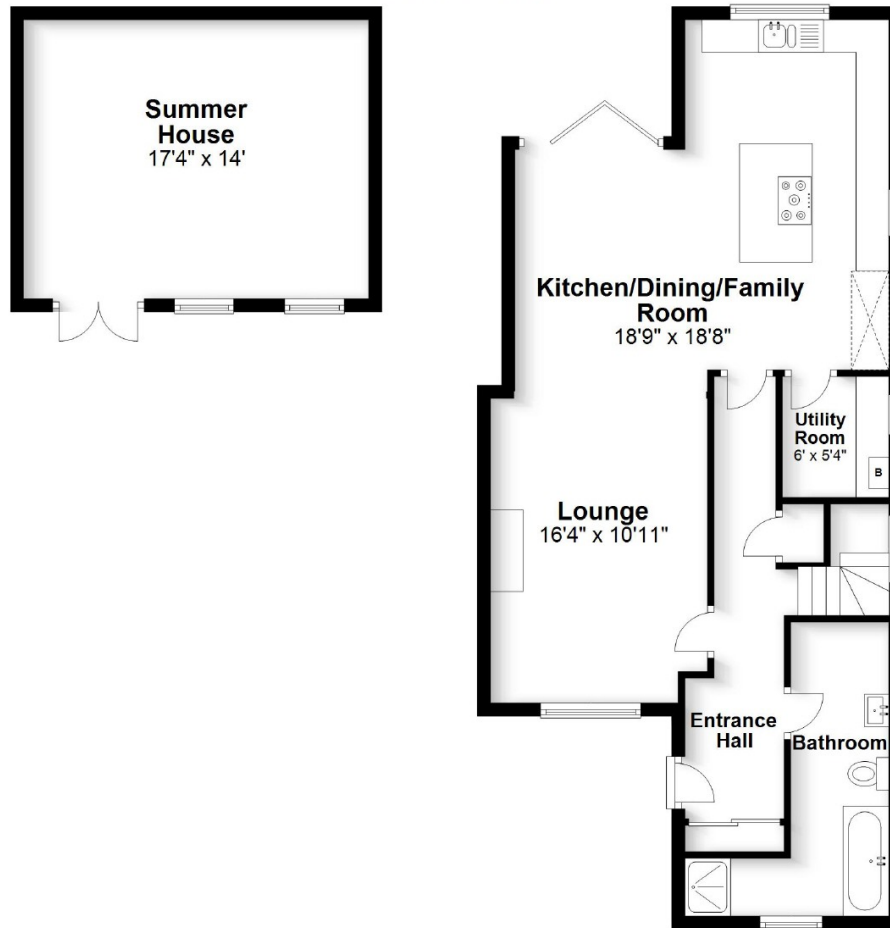
Shower Room

Comprising low level flush WC. Wash-hand basin with mixer tap and tiled splash-backs. Oversized shower cubicle. Extractor fan. Four down lighters. Tiled walls. Stainless steel heated towel rail. Karndean style flooring.



Ground Floor

Main area: approx. 715.9 sq. feet
Plus outbuildings, approx. 242.6 sq. feet

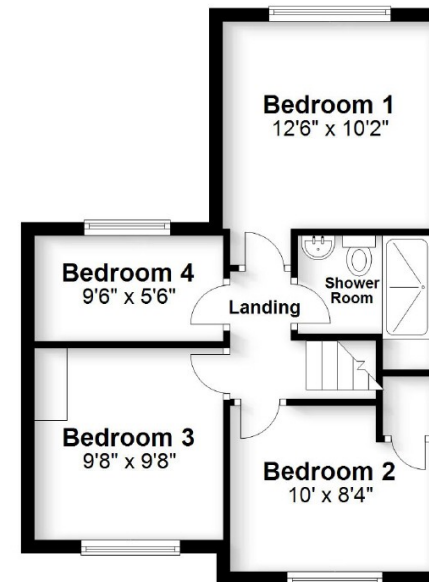


Main area: Approx. 106.7 sq. metres (1149.0 sq. feet)
Plus outbuildings, approx. 22.5 sq. metres (242.6 sq. feet)

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

First Floor

Approx. 433.2 sq. feet



Bedroom Three 9'8 x 9'8 (2.95m x 2.95m)

Double glazed window to front. Radiator.

Bedroom Four 9'6 x 5'6 (2.90m x 1.68m)

Double glazed window to rear. Radiator.

Exterior

Front Garden

Block paviour driveway for several vehicles. Steps and path to front door. Gated access to side. Outside courtesy lighting. Outside tap.

Summer House 17'4 x 14'0 (5.28m x 4.27m)

Two double glazed windows to front. Double glazed casement doors. Light and power. Internet connection. Outside power sockets.

Rear Garden

Raised lawn area with brick retaining walls. Steps up to sun trap area. Gravelled space for storage shed. Outside courtesy lighting. Power point. Feature pond with cascading waterfall. Extensive paved patio area. Outside water tap.

EPC

Rating - C

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

D

Council Tax Charge

£1873.45



