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Kingfisher Close, Wheathampstead, Hertfordshire, AL4 8JJ  
Offers in excess of £390,000

A stunning two double bedroom house with the added benefit of a conservatory set in a cul-de-sac only moments from the High Street. The property has been greatly enhanced over recent years including a refitted shower room and kitchen. 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 Lobby, Kitchen, Living Room, Conservatory, Two Double Bedrooms, Shower Room, Front and Rear Gardens, Garage En Bloc

## Ground Floor Accommodation

### Storm Porch

Storm porch with tiled floor. UPVC composite front door with double glazed leaded light windows to:

### Entrance Lobby

Stairs to first floor landing. Radiator. Laminated floor. Door to lounge. Doorway to:

### Kitchen 10' x 6' (3.05m x 1.83m)

Superb range of wall and base mounted units with work surfaces over incorporating one and half bowl stainless steel sink unit with mixer tap and drainer. Five ring burner gas hob with electric double oven and stainless steel extractor hood over. Space and plumbing for washing machine. Wine rack. Cupboard housing gas fired boiler. Tiled floor. Double glazed window to front.

### Lounge 18' x 11'8" (5.49m x 3.56m)

Laminated floor. Two radiators. TV point. Eight concealed down lighters. Doorway through to:

### Conservatory 10'3" x 9'8" (3.12m x 2.95m)

Laminated floor. Double glazed casement doors to rear. Two double glazed windows to rear. Radiator.

## First Floor Accommodation

## First Floor Landing

Loft access. Doors to:

### Bedroom One 11'8" x 10'1" (3.56m x 3.07m)

Two double glazed windows to rear. Radiator. Built in wardrobes with shelf and hanging space.

### Bedroom Two 11'8" x 9'3" (3.56m x 2.82m)

Two double glazed windows to front. Radiator. Cupboard over stair recess.

### Shower Room

Comprising comfort level flush WC. Wash hand basin with cascading mixer tap and storage cupboard under. Over sized shower cubicle with shower over. Fully tiled walls. Stainless steel heated towel rail. Four down lighters. Extractor fan. Tiled floor.

## Exterior

### Front Garden

Laid to lawn with flowerbed border. Path to front door.

### Rear Garden

Laid to lawn with flowerbed borders. Range of shrubs and plants. Retaining walls. Gated access to:

### Garage en-bloc 17'3" x 7'9" (5.26m x 2.36m)

Metal up and over door.

## EPC

Rating - C

## Disclaimer

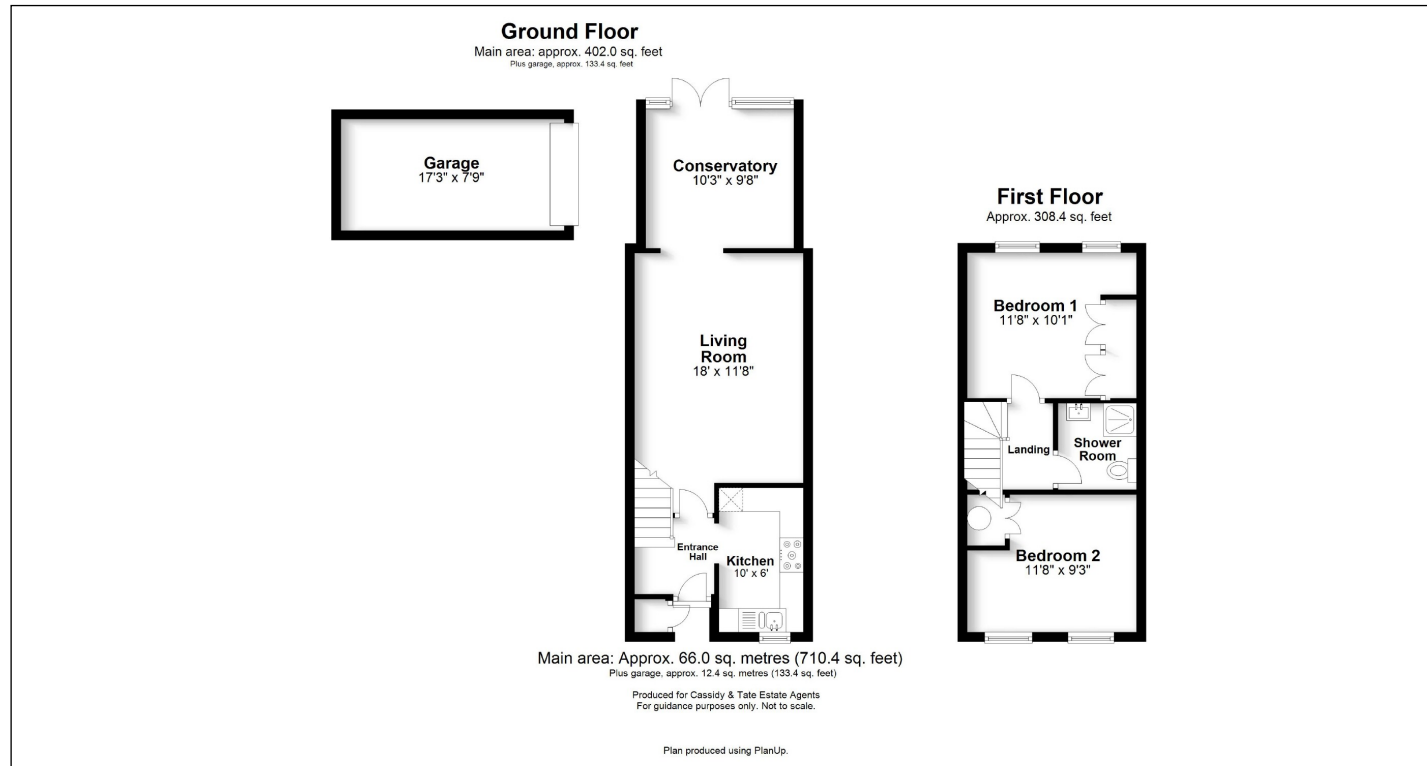
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## Council Tax Rating

## Council Tax Band

## Council Tax Charge

£





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