



A good sized three/four bedroom town house set within a cul-de-sac just off the High Street. There is a study on the first floor which could easily be used as a fourth bedroom. The property is just over 1400 sqft and benefits from a replaced kitchen and bathroom. Wheathampstead is a thriving village surrounded by rolling countryside yet close to all major communication links. There are three primary schools within the village. The newly built Katherine Warrington senior school is just over two miles away on the outskirts of Harpenden.

Guide price £512,500



Introduction

Accommodation comprises: Entrance Hall, Cloakroom, Inner Lobby, Kitchen / Diner, Integral Garage with Utility Area, Study / Bedroom Four, Living Room, Three Bedrooms, Family Bathroom, Front and Rear Gardens, Driveway with Parking for One Car.

First Floor Accommodation

Porch

UPVC double glazed front door through to:

Entrance Hall

Radiator. Double glazed window to front. Stairs up to living accommodation. Stairs down to ground floor. Door to:

Cloakroom

Comprising low level flush WC. Wash-hand basin with tiled splash-backs. Radiator. Double glazed window to side.





Ground Floor Accommodation

Inner Lobby

Multipanelled glazed door to kitchen/diner. Three built-in storage cupboards. Radiator. Door through to integral garage. Door through to:

Kitchen / Diner 16'6 x 15'3 (5.03m x 4.65m)

Range of wall and base mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer. Built-in dishwasher. Four ring burner halogen hob with extractor hood over. Built-in double electric oven. Separate dresser area with glass fronted display cabinets. Space for fridge freezer. Telephone point. Breakfast bar area. Radiator. Double glazed window to rear. Double glazed casement doors to rear garden.



Integral Garage 16'8 x 7'10 (5.08m x 2.39m)

Light and power. Electric roller garage front door. Utility area with pedestal wash-hand basin, mixer tap and tiled splash-backs. Water softener. Space and plumbing for washing machine. Gas and electric meters.

First Floor Accommodation

Secondary Landing

Steps up to:

Study / Bedroom Four 14'0 x 8'4 (4.27m x 2.54m)

Double glazed window to front. Radiator. Telephone point.

Living Room 17'3 x 15'2 (5.26m x 4.62m)

Double glazed window to rear. Double glazed window and door onto balcony. Two radiators. TV point. Stairs to second floor.



Second Floor Accommodation

Second Floor Landing

Door to built-in airing cupboard with prelagged hot water cylinder and shelving. Door to:

Bedroom One 13'0 x 9'10 (3.96m x 3.00m)

Measured to face of built-in wardrobes with shelf and hanging space. Radiator. Double glazed window to front.

Bedroom Two 14'0 x 8'5 (4.27m x 2.57m)

Double glazed window to rear. Radiator. Telephone point. Access to boarded loft with pull down ladder housing wall mounted gas fired boiler.

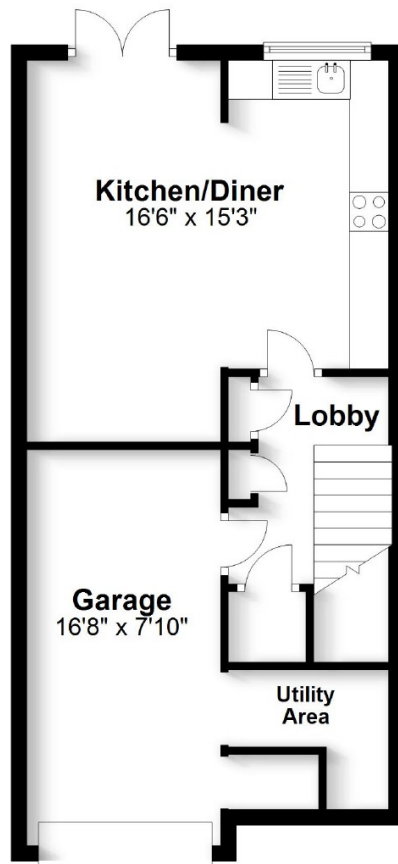
Bedroom Three 10'6 x 6'6 (3.20m x 1.98m)

Double glazed window to rear. Radiator. Built-in storage cupboard.



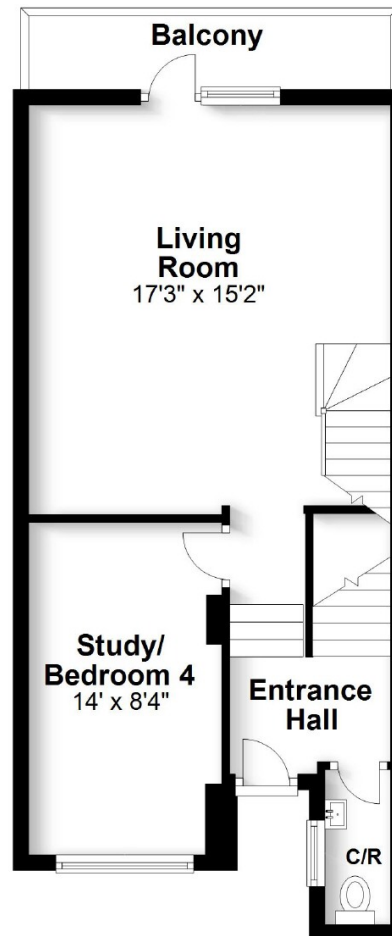
Lower Ground Floor

Approx. 499.1 sq. feet



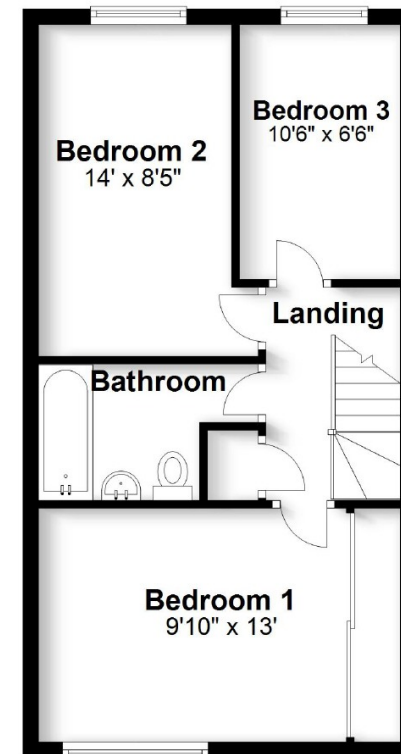
Ground Floor

Approx. 473.5 sq. feet



First Floor

Approx. 458.0 sq. feet



Total area: approx. 1430.6 sq. feet

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

Family Bathroom

Comprising panelled-in bath with power shower over. Tiled splash-backs. Pedestal wash-hand basin with mixer tap and storage cupboard under. Tiled splash-backs. Low level flush WC. Electric shaver point. Double glazed window to side. Extractor fan. Tiled floor. Stainless steel heated towel rail. Heated mirror.

Exterior

Front Garden

Block paviour driveway to garage. Block paviour pathway with steps up to front door. Flowerbed. Outside courtesy lighting.

Rear Garden

Extensive block paviour patio with raised flowerbed borders. Range of shrubs and plants. Outside power point. Raised lawned area.

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

E

Council Tax Charge

£2289.77



