



**Cassidy  
& Tate**  
Your Local Experts

Town Farm, Wheathampstead, Hertfordshire, AL4 8QL

**Guide price £500,000**



A good sized four bedroom end of terrace house set within a very central location. The property is tucked away in a cul-de-sac just moments from the High Street, with the shops and facilities less than 80m away. The house benefits from double glazing, gas central heating, a garage and parking space. 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 two 1/2 miles away.

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## Introduction

Accommodation comprises: Lounge, Kitchen/Diner, Cloakroom, Four Bedrooms, Family Bathroom, Front and Rear Gardens. Garage and Parking Space.

## Ground Floor Accommodation

### Entrance Hall

Double glazed composite front door. Radiator. Stairs to first floor. Built in storage cupboard. Doors to:

### Cloakroom

Comprising low level flush WC. Wash hand basin with mixer tap and storage cupboard under. Tiled splashbacks. Double glazed window to front.

### Kitchen/Diner 12'6 x 11'2 (3.81m x 3.40m)

Range of wall and base mounted units with work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Tiled splashbacks. Space and plumbing for washing machine. Space and plumbing for dishwasher. Built in Zanussi electric double oven. Four ring burner gas hob with extractor hood over. Wall mounted gas fired Worcester boiler. Space for fridge/freezer. Telephone point.

### Lounge 17'7 x 17'6 (5.36m x 5.33m)

Adam style mantelpiece with marble hearth and surround. Gas fire. Two radiators. Two wall light points. Storage cupboard. TV point. Double glazed patio doors to rear. Double glazed Georgian style window to rear.

## First Floor Accommodation

## First Floor Landing

Stairs to first floor. Loft access. Cupboard housing pre-lagged hot water cylinder. Doors to:

### Bedroom One 12'9 x 10'1 (3.89m x 3.07m)

Measured into built in wardrobes with shelf and hanging space. Dresser unit. Radiator. Georgian style double glazed window to front.

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

Built in wardrobes with shelf and hanging space. Radiator. Georgian double glazed window to rear.

### Bedroom Three 9'4 x 7'5 (2.84m x 2.26m)

Radiator. Georgian style double glazed window to front.

### Bedroom Four 8'8 x 7'4 (2.64m x 2.24m)

Radiator. Georgian style double glazed window to rear.

## Bathroom

Comprising low level flush WC. Wash hand basin with mixer tap and tiled splashbacks. Cupboard under. Electric shaver point. Over sized shower cubical with shower over. Tiled splashbacks. Heated towel rail. Four down lighters. Extractor fan. Double glazed window to side.

## Front Garden

Laid to lawn with path to front door.

## Rear Garden

Block paviour patio area. Flowerbed borders. Brick wall with raised flowerbed. Gate to rear. Off road parking space.

### Garage 17'2 x 8'2 (5.23m x 2.49m)

Metal up and over door.

## 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

## Council Tax Charge

£





