



DRUCE
▲ & PARTNERS ▲

192 Lower Luton Road
Wheathampstead, AL4 8HN
Guide Price £850,000

A 5 bedroom Detached Character House incorporating many original features with 3 reception rooms, cellar, 22' kitchen / breakfast room, 2 bathrooms, large rear garden, summer house and parking with open views to front over rolling farmland.

The village of Wheathampstead is only a mile away whilst Harpenden Station is about 3 miles away with fast link to St Pancras International.

There are junior schools in Wheathampstead including St Albans High School for Girls Prep with regarded Katherine Warington secondary school about a mile away. Shopping facilities available in Wheathampstead and Harpenden.



GROUND FLOOR

Entrance Lobby

Part glazed door to front. Double glazed window to front. Radiator. Built in storage cupboards. Down light. Door to

Living Room

18'11 x 11'8 max (5.77m x 3.56m max)

Cast iron electric stove with wood mantle over. Engineered wood flooring. Double glazed window to front with views over open farmland. Down lights. Bookshelves. 2 Radiator. Stairs to first floor with door under to cellar.

Kitchen

21'10 x 10'5 (6.65m x 3.18m)

Range of fitted cupboards and wall cabinets with work surfaces. Butler sink with mixer tap. Integrated electric double oven, gas hob with extractor over. Recess and plumbing for dishwasher and washing machine. Space for fridge/freezer. Engineered wood flooring. Double glazed window to side and to rear overlooking garden. Down lights. Radiator. Tiled floor.

Breakfast Room

9'6 x '5 (2.90m x '1.52m)

Down lights. Secondary staircase to first floor with cupboard under with gas boiler.

Sitting Room

12'1 x 11'2 (3.68m x 3.40m)

2 Double glazed windows to front with views over open farmland. Cast iron wood burning stove with tiled hearth. Engineered wood flooring. Radiator.

Utility Room

Double glazed window to side. Radiator. Tiled floor.

Dinning Room

16'2 10'10 max (4.93m 3.30m max)

Double glazed widow to rear and casement doors opening onto terrace and rear garden. Engineered wood flooring. Down lights. Opening into kitchen.

Cellar

12'2 x 6'11 (3.71m x 2.11m)

Light and power.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

12'1 x 11'2 (3.68m x 3.40m)

Radiator. 2 Double glazed windows to front overlooking farmland. Down lights. Built in wardrobe cupboards. Exposed floorboards. Staircase down to breakfast room.

Bedroom 2

11'1 x 10'10 (3.38m x 3.30m)

Double glazed window overlooking rear garden. Radiator. Exposed floorboards.

Bedroom 3

11'2 x 10'11 (3.40m x 3.33m)

Double glazed window to front overlooking farmland. Built in wardrobe cupboards. Radiator.

Bedroom 5

9'2 x 8'8 (2.79m x 2.64m)

Double glazed window to side. Radiator. Book shelves.

Family Bathroom

Bath with chrome shower fitting. Wash basin with cupboard under. W.C. Chrome towel rail / radiator. Tiled floor. Down lights. Double glazed window to side.

Secondary Landing

Loft access.

Bedroom 4

10'5 x 9'2 (3.18m x 2.79m)

Double glazed window overlooking rear garden. Radiator.

Second Bathroom

Roll top bath with claw feet with mixer tap and hand shower. Wash basin. W.C. Down lights. Chrome towel rail/ Radiator.

OUTSIDE

Off Road Parking

Brick retaining wall with steps up to front door.

Large 86' lawned rear garden

Extensive paved patio area with steps up to lawn. Flower borders. Gated rear access to Folly Fields and gravelled path to side. 2 Outside water taps. Timber shed. Brick store. Width approx 50'.

Summer House

17'9 x 11'9 (5.41m x 3.58m)

Light & powe.

ALL MAINS SERVICES

Council Tax

Band - F Payable £3025 p.a.

EPC

Energy rating - D

Agents Note

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Viewing

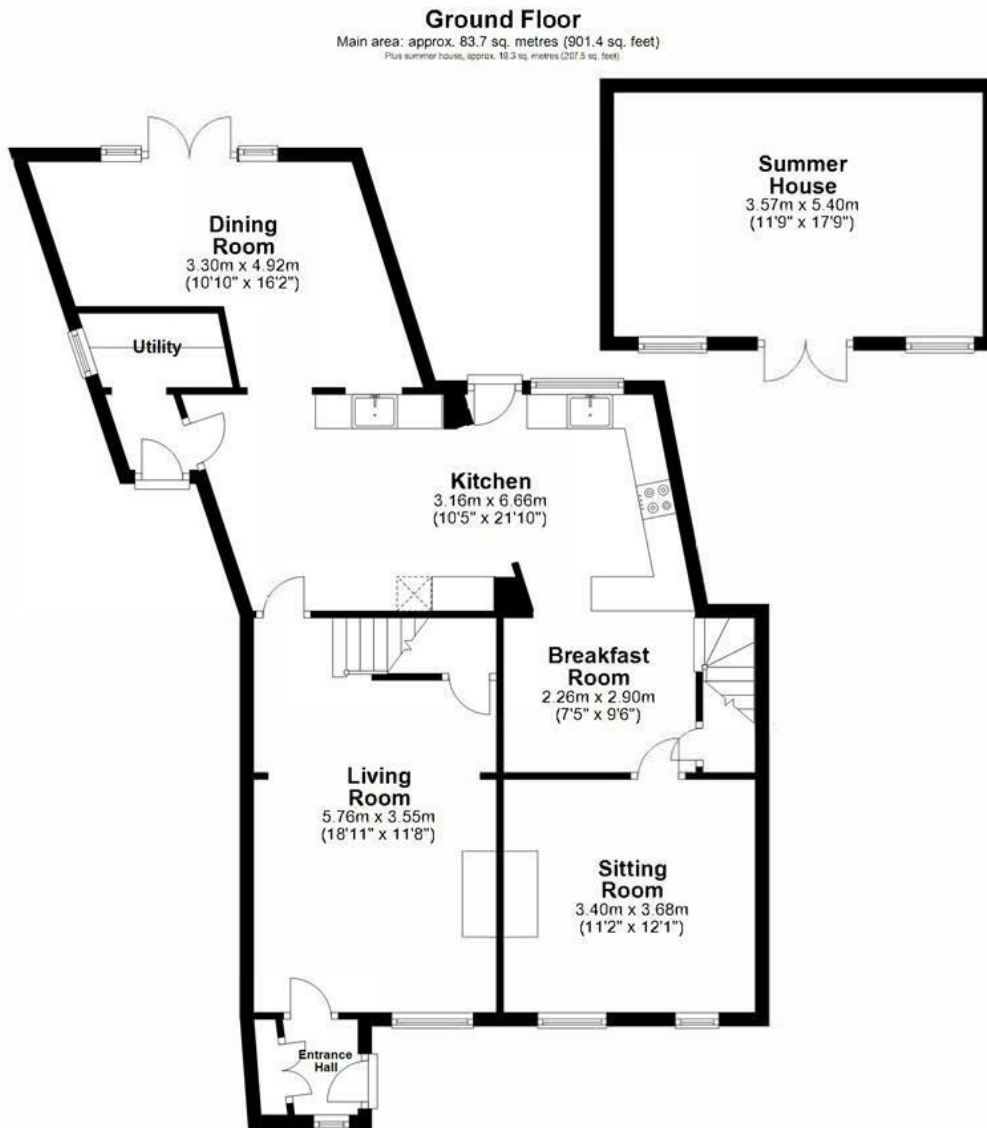
Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk



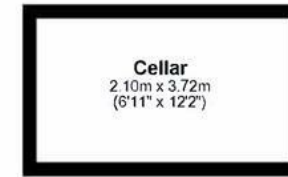




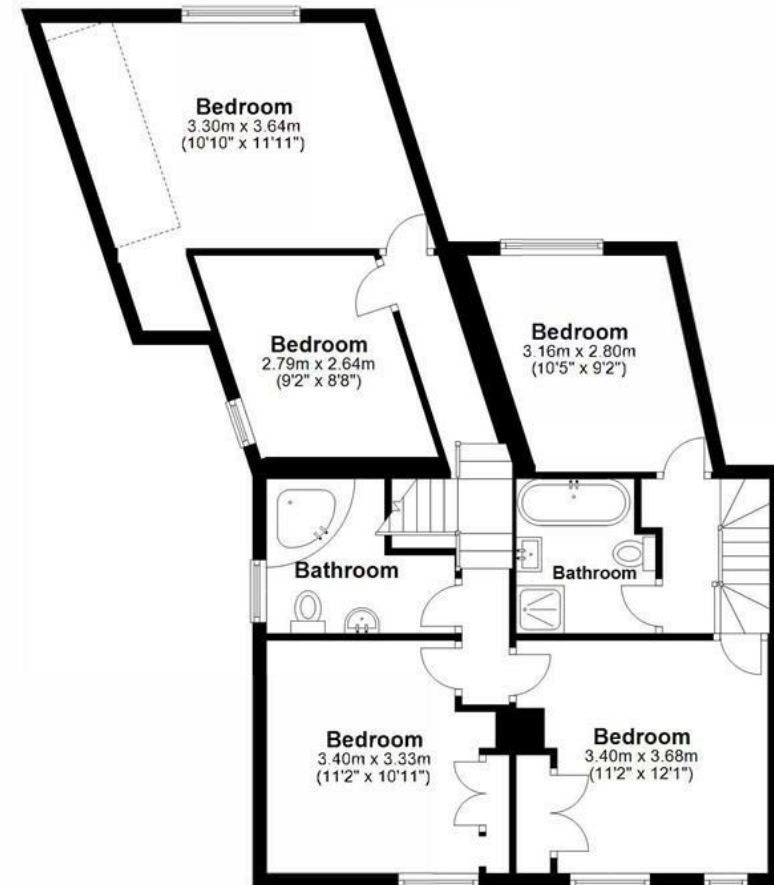




Cellar
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus cellar, approx. 7.8 sq. metres (84.1 sq. feet)



First Floor
Approx. 81.5 sq. metres (877.1 sq. feet)



Main area: Approx. 165.2 sq. metres (1778.6 sq. feet)
Plus summer house, approx. 19.3 sq. metres (207.5 sq. feet)
Plus cellar, approx. 7.8 sq. metres (84.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.