



188 Lower Luton Road, St. Albans, AL4 8HN

Guide price £410,000 Freehold



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Situated in the sought-after Folly Fields area of Wheathampstead, this attractive double-fronted Victorian cottage enjoys far-reaching views over a picturesque green. With a generous 125ft rear garden, off-street parking to the rear, and no onward chain, this home offers a perfect blend of character and convenience.

A part-glazed front door opens into a welcoming lounge featuring an exposed brick chimney with an inset stove, creating a cozy atmosphere. The attractive dining room benefits from a charming bay window, a beamed ceiling, and an exposed brick fireplace. The well-appointed kitchen offers a range of light wood wall and floor units, complemented by ample worktop space, an integrated double oven and gas hob, plus recesses for a fridge and washing machine. A window and part-glazed door provide access to the rear garden.

Upstairs, the landing leads to a loft hatch and two well-proportioned bedrooms. The principal bedroom features fitted wardrobes and a beautiful period fireplace, while the second bedroom also showcases a charming period-style fireplace. The family bathroom includes a bathtub with a mixer tap and shower attachment, a W.C., and a wash hand basin.

Externally, the impressive 127ft private rear garden is mainly laid to lawn, bordered by mature shrubs, and offers hardstanding for off-street parking via Folly Fields.

Folly Fields provides a five-acre recreational space and convenient parking, while the property is within easy reach of both Wheathampstead and Harpenden. These areas offer an excellent selection of shops, supermarkets, restaurants, and bars. Families will appreciate the outstanding local schooling options, while commuters benefit from mainline train services from Harpenden and St Albans to London St Pancras International. The M1 and A1(M) motorways are also easily accessible, ensuring excellent transport links.





ACCOMMODATION

Kitchen

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

Lounge

11'3 x 11'0 (3.43m x 3.35m)

Dining Room

12'4 x 11'3 (3.76m x 3.43m)



FIRST FLOOR

Landing

Bedroom

11'3 x 11'0 (3.43m x 3.35m)

Bedroom

11'3 x 8'1 (3.43m x 2.46m)

Bathroom



OUTSIDE

Frontage

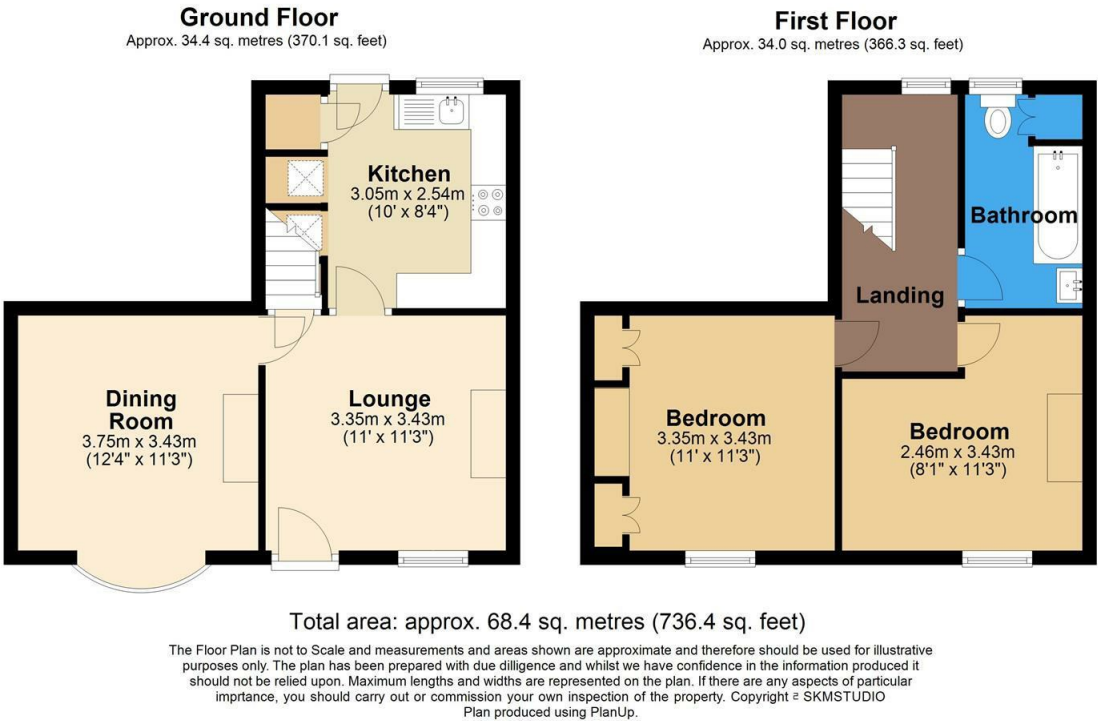
Rear Garden

125 (38.10m)

Off Street Parking



Floor Plan



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

