

Lime Avenue

Wheathampstead, AL4 8LQ



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Guide Price £2,850,000

- Stunning detached new build property set on a private road
- Offering 6 bedrooms with over 5000 sq ft living accommodation
 - Opportunity to create your dream home
- High specification finish including heat source central heating
- Generous plot with large garden, summer house and detached garage
- Open plan designer kitchen, lounge, diner with large central island and bi-fold doors
 - 6 fully tiled deluxe bathrooms (5 en-suites)
- Principle bedrooms with juliet balcony and walk-in wardrobe
 - 10 year new build warranty
 - Large garden with summer house





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Nestled in the heart of Wheathampstead, acclaimed as the "Village of the Year 2022," these magnificent homes are ideally positioned at the foot of an esteemed private road, offering captivating views of verdant farmland.

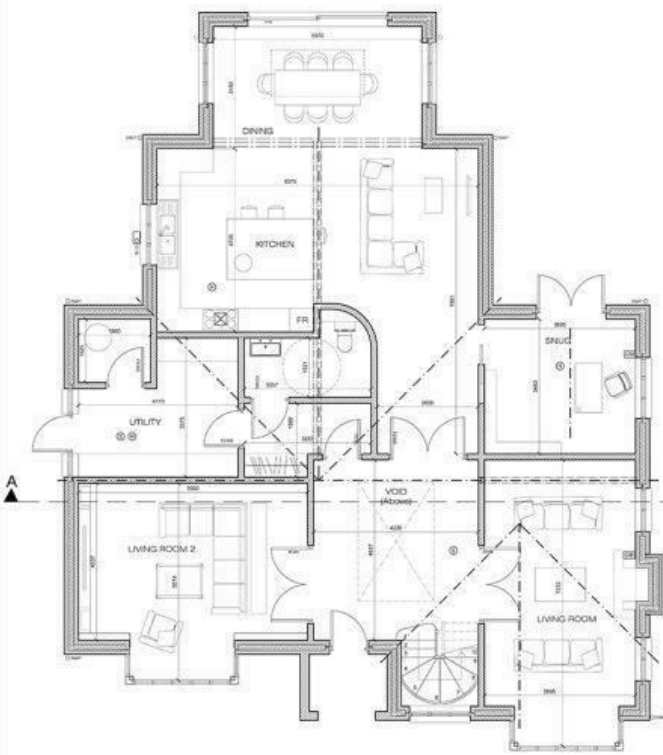
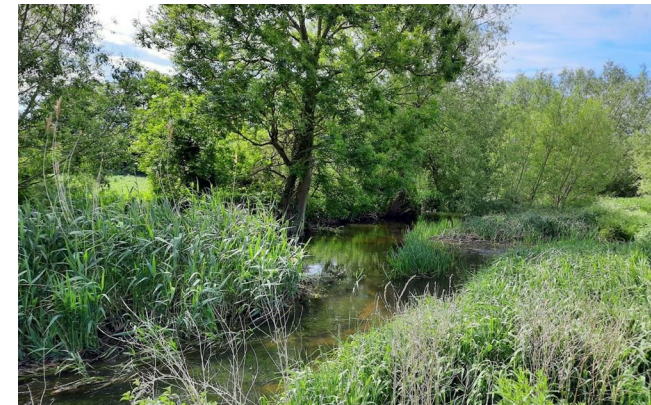
Craft the sensational forever home you've always desired by collaborating with the renowned developers Toms Wood Homes. Work alongside them to bring the house of your dreams to fruition.

This presents an unparalleled chance to personalize every aspect of your home's interior according to your unique taste. Engage closely with our exceptionally talented Interior Designer, Samantha Leighton of Leighton Home Style, and witness your vision seamlessly materialize.

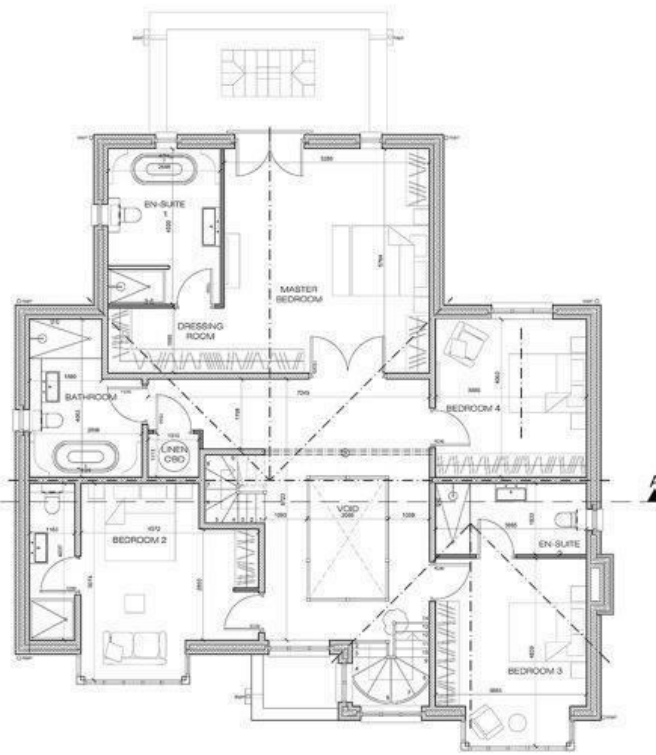
For further information and to embark on the journey of creating your ultimate home, please contact us.



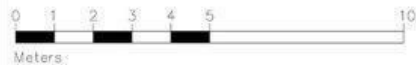
Fine and Country St Albans
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HOUSE 1 GROUND FLOOR PLAN

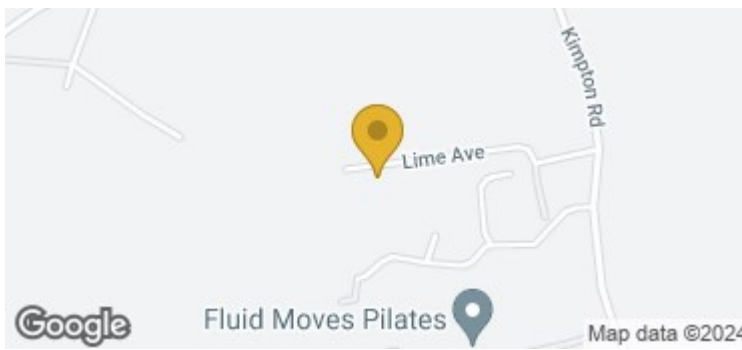


HOUSE 1 FIRST FLOOR PLAN



BUILDING REGULATIONS		
Briffa Phillips		
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enquiries@briffaphillips.com		
15 LIME AVE, ST ALBANS, HERTS, AL1 1LQ		
PROPOSED GROUND & FIRST FLOOR GENERAL ARRANGEMENT PLANS HOUSE 1		
DATE	BY	SCALE
08.10.22	1635	304

GIA SCHEDULE		
HOUSE 1 GROUND FLOOR	187m ²	2013ft ²
HOUSE 1 FIRST FLOOR	172m ²	1851ft ²
HOUSE 1 SECOND FLOOR	107m ²	1151ft ²
TOTAL	466m²	5015ft²



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.