



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms + Study



Garage and Driveway



Private Garden



EPC Band C

Council Tax
Band F - £3,217.77 (2024/25)
Local Authority
Dacorum Borough Council

Pie Garden, Flamstead, AL3 8BP
Guide Price £785,000 Freehold



Stunning detached village home which has been completely refurbished and extended by the current owners and offers wonderfully light and spacious accommodation, ideal for a growing family.

- 🏡 Refurbished and extended
- 🏡 Large kitchen/family room with bi-fold doors
- 🏡 Further reception room and study
- 🏡 Four double bedrooms
- 🏡 En-suite and family bathroom
- 🏡 Lovely rear garden with country views to the rear
- 🏡 Garage and off-street parking

Description

This fabulous detached village home offers well balanced accommodation across its two levels and is ideally located in the centre of this popular village with lovely views from the rear garden.

An attractive hallway opens into a superb kitchen/family room with bi-fold doors. The kitchen has been fitted with a stylish range of units with integrated appliances and central island and leads through to a family room with space for dining and relaxing. A further reception room, currently used as a playroom also has French doors opening out to the garden. There is a separate utility off the kitchen with access to the side. To the front of the property is a large double bedroom with en-suite and a study off the hallway

Upstairs there are three further bedrooms and a luxurious family bathroom with freestanding bath and separate shower cubicle. The principal bedroom has stunning floor to ceiling windows which maximise the views and a walk-in-wardrobe.

Outside the rear garden is mainly laid to lawn with a large patio seating area adjacent to the rear of the house and timber shed providing additional storage.

A viewing is highly recommended to fully appreciate this delightful home.

Location

Pie Garden is a peaceful cul-de-sac located in the heart of Flamstead. The village offers local pubs, shop/post office, churches and both primary and private schools. It has easy access to M1 (J9). The towns of Harpenden, St Albans and Berkhamsted are close by, each with mainline stations into London St Pancras or London Euston.

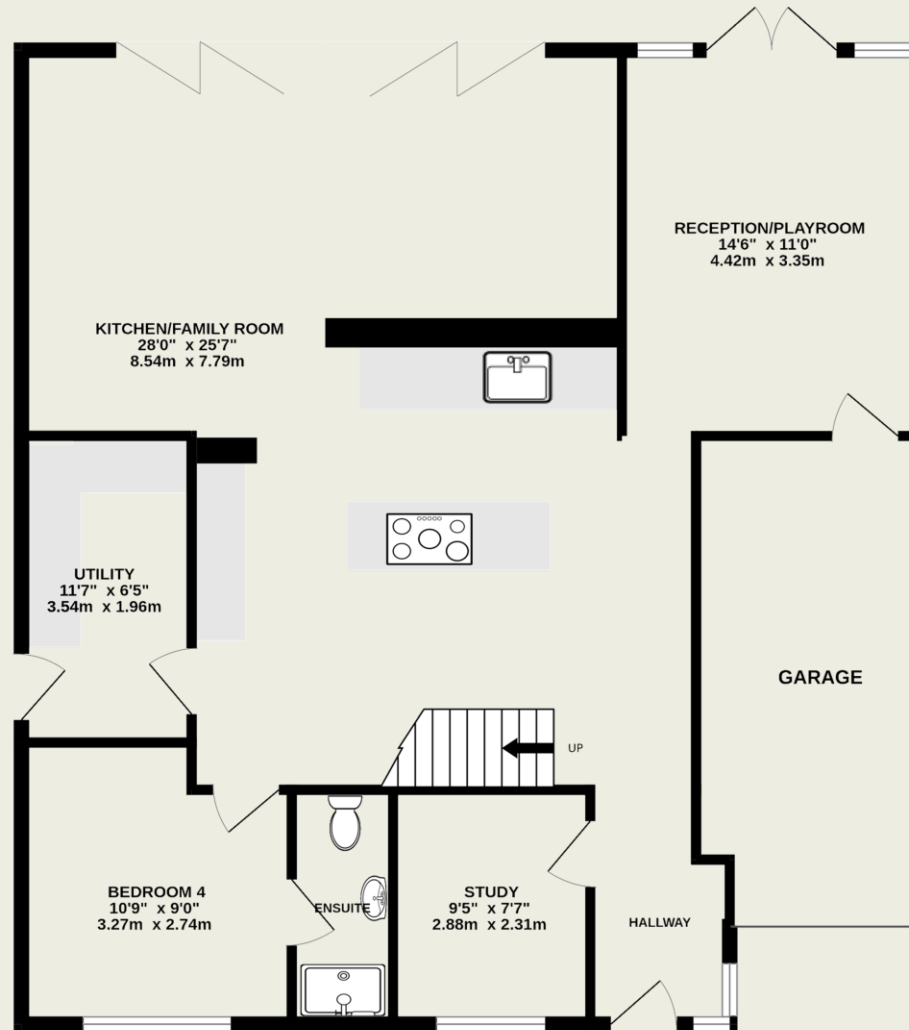




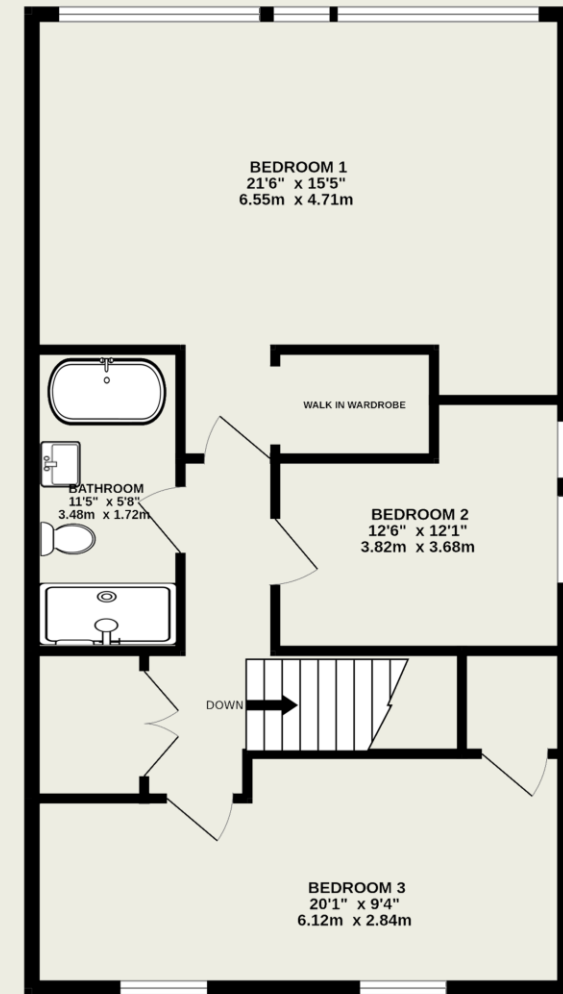
Important Information

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GROUND FLOOR
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 sq.m.) approx.

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