



4 Bedrooms



2 Bath/Shower Room



3 Reception Rooms



Garage



Private Garden



EPC Band E

Council Tax

Band

- £3,918.52 25/26

Local Authority

St Albans District Council



**Dale Avenue, Wheathampstead, St. Albans, AL4**  
**Asking Price £1,125,000.00 Freehold**

# Dale Avenue, Wheathampstead, St. Albans, AL4

A super detached family home boasting gardens of approximately 0.32 of an acre and offering ample opportunity to extend subject to the usual permissions.

🏡	Extensive family accommodation
🏡	Four bedrooms
🏡	Family bathroom
🏡	Downstairs shower room
🏡	Large lounge
🏡	Dining room
🏡	Family room

## Description

This nicely presented detached property is located within an extremely popular position, close to wonderful scenic country walks and easy reach of Wheathampstead village centre.

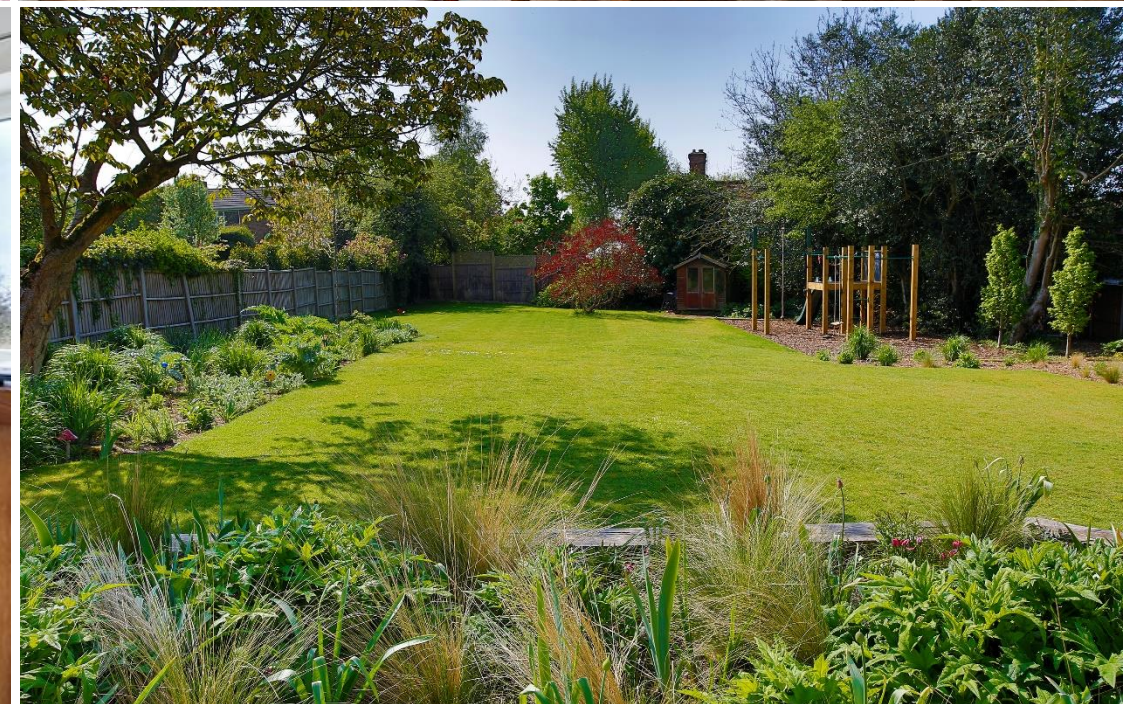
Arranged over two floors, upstairs are four good sized bedrooms, most with built in wardrobe cupboards serviced by the family bathroom. Downstairs is a frontal aspect sitting room, separate dining room, additional shower room, rear aspect family room and fully fitted kitchen/breakfast room.

The large southerly aspect gardens comprise of a large entertaining patio with the remainder being laid to lawn and surrounded by well stocked flower and shrub borders. To the front is a double garage and off street parking for several cars.

## Location

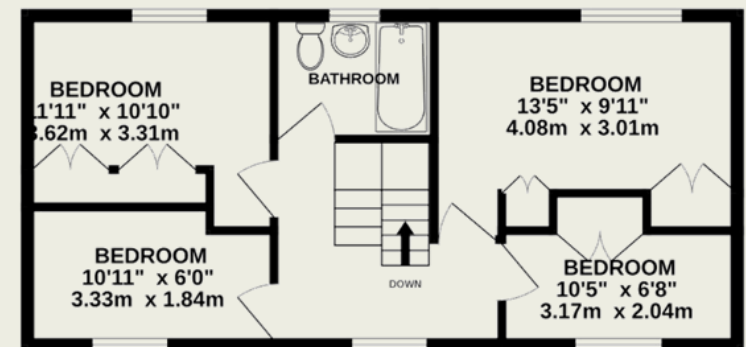
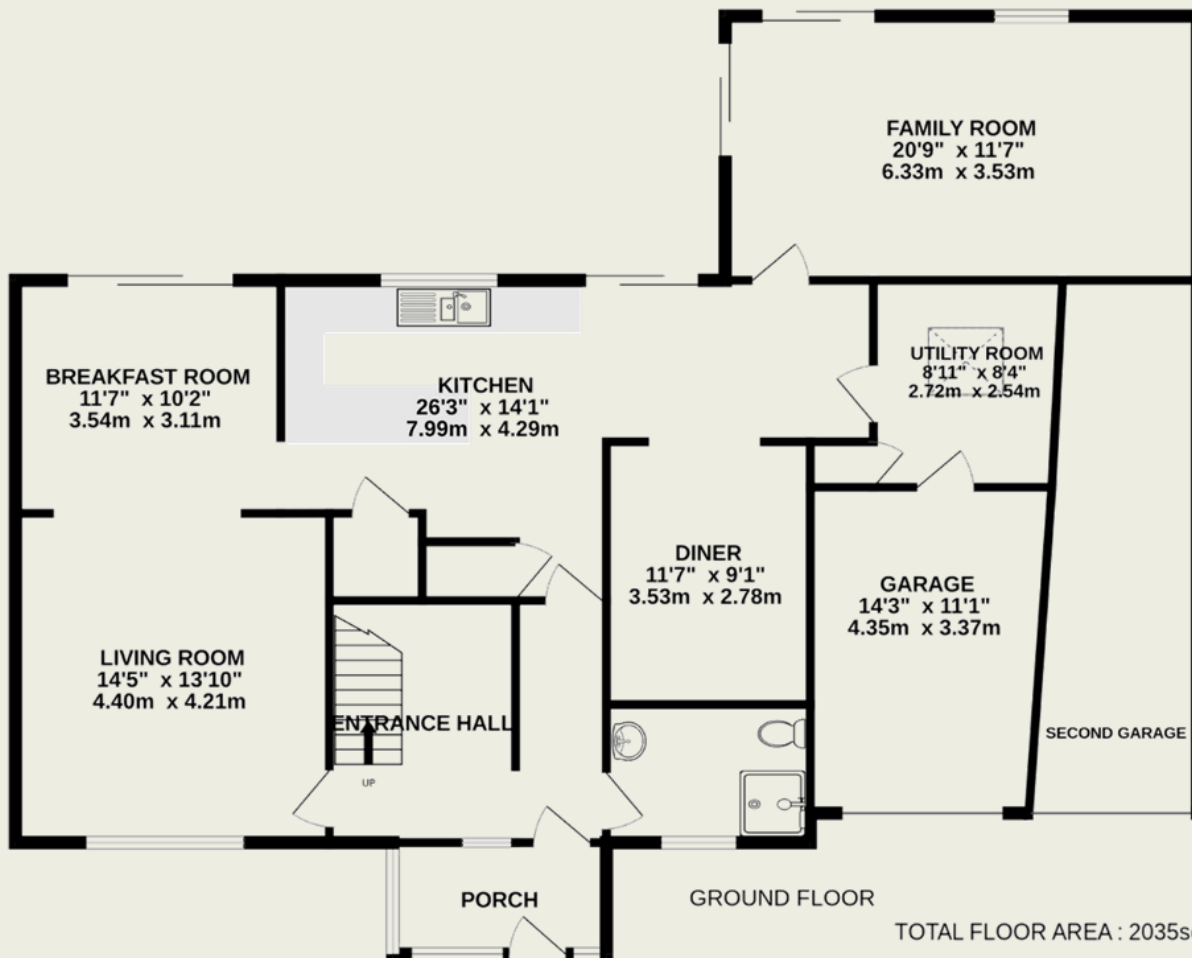
Dale Avenue and Gustard Wood provide a delightful 'Hamlet-setting' on the rural fringes of the Roman village of Wheathampstead. Approximately a mile down the Kimpton Road from Wheathampstead Village. The leafy approach adjusts with the seasons to create a rare ambience. Mid-Herts golf course is close by and Harpenden and St Albans both offering access to central London are within a few minutes' drive.





#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 2035sq.ft. (189.1 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each image are approximate and must be viewed as such.