

 4 Bedrooms

 3 Bath/Shower Room + WC

 5 Reception Rooms

 Gated Driveway

 Private Garden

 EPC Band D

Council Tax  
Band: G £3,918.52  
April 25/March 26

Local Authority  
St Albans District Council

The  
**Collection**  
TOWN | COUNTRY | EQUESTRIAN





**Marford Road, Wheathampstead, St. Albans, AL4**

Coming to the market for the first time in two decades is this impressive detached four bedroom family home in Wheathampstead village centre

- Impressive, detached family home
- Village centre location
- Five Reception rooms
- Four generous bedrooms two with ensuites
- Principal bedroom suite with dressing room.
- Gated private off-street parking for up to eight cars
- Charming rear garden

**Description**

Situated on a wide plot less than 100 meters from the village High Street, this four bedroomed three bathroomed family home offers generous family accommodation on two storeys. Set behind electric gates this double fronted detached home, has flexible reception space to suit home working, entertaining and leisure and has been well maintained by the current owners. The entrance lobby leads into the heart of the house with a fully fitted kitchen and dining room. The comfortable and spacious living room and adjacent TV room are ideal for entertaining and movie nights, while the gym and art room at the rear of the house could be formed into another very comfortable living space overlooking the garden. The home office has separate access to the front garden and dual aspect to front and rear. There is also a very useful utility room and guest cloakroom completing the ground floor. On the first floor the large landing leads to the principal bedroom suit with en-suite shower room and large dressing space with fitted and built in wardrobes and storage. The second double bedroom also benefits an en-suite shower room and two further double rooms and a family bathroom complete this spacious family home. Outside there is a charming rear garden with a raised patio and lawn area with surrounding trees and a hand built fully insulated cedar timber workshop or office. To the front alongside four large brick-built storage units there is off street hardstanding for around eight cars with electric security gates.

**Location**

The Old Presbytery is very conveniently located in Marford Road in the centre of the village of Wheathampstead with its vibrant High Street yet moments from the local countryside surrounding. The local playing fields, tennis club, village hall and doctors surgery are all a short level walk away as are local pubs restaurants and coffee houses. Wheathampstead is a highly popular location for families and is a ten minute drive from Harpenden and 15 minutes to StAlbans and Welwyn Garden City with regular fast train services into London. Luton Airport is around 25 minutes drive for international travel and both M1 and A1 motorways are easily accessible







#### Important Information

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