



4 Bedrooms



2 Bath/Shower Room + WC



3 Reception Rooms



Off Street



Private Garden



EPC Band

Council Tax

Band F  
- £3,448.41 25/26

Local Authority  
North Herts District Council



Kimpton Road, Wheathampstead, St. Albans, AL4  
Asking Price £950,000.00 Freehold



## Kimpton Road, Wheathampstead, St. Albans, AL4

A deceptively spacious family semi-detached located within this wonderful rural setting close to scenic countryside and golf course.

- 🏡 Magnificent countryside location
- 🏡 Spacious four bedrooms
- 🏡 Lounge with doors out to the garden
- 🏡 Separate dining room
- 🏡 Study/family room
- 🏡 Family bathroom
- 🏡 Downstairs shower room

### Description

This semi-detached family home boasts deceptively spacious accommodation.

The first floor has four good sized bedrooms all serviced by the family bathroom.

On the ground floor, the large rear aspect, sitting room has French doors out to the garden, separate dining room, additional study/family room at the front and shower/cloakroom.

Outside, the Westerly aspect private gardens comprise a large entertaining patio and the remainder being laid to lawn and surrounded by well stocked flower and shrub borders.

The bottom of the garden 'dog legs' with an additional area of lawn and gated access to a private lane, offering the possibility of parking for a boat/caravan etc. Planning consent has been previously granted for a garage at the end of the rear garden. This consent has lapsed and further enquiries to potentially reinstate this should be made to NHDC."

### Location

Gustard Wood provides 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

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