

**Council Tax** Band F - £3,448.41 25/26 **Local Authority North Herts District Council** 

**3 Reception Rooms** 

Off Street

EPC Band

Private Garden

4 Bedrooms





## 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.









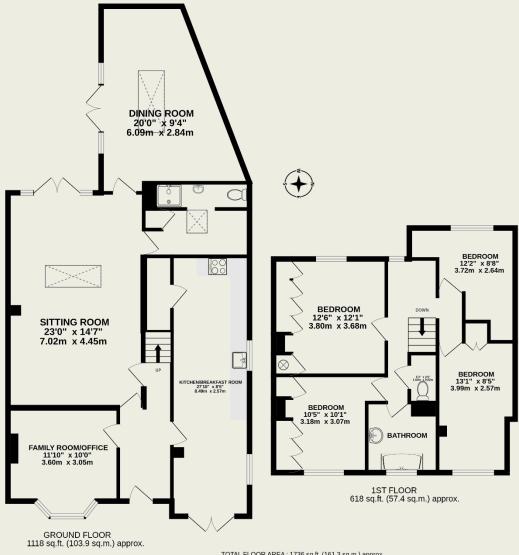






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TOTAL FLOOR AREA: 1736 sq.ft. (161.3 sq.m.) approx.

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









