



3 Bedrooms



1 Bath/Shower Room + WC



2 Reception Room



Off Street Parking



Private Garden



EPC Band C

Council Tax

Band D  
- £2,351.11 24/25

Local Authority  
St Albans District Council



Brewhouse Hill, Wheathampstead, St. Albans, AL4  
Guide Price £550,000.00 Freehold



## Brewhouse Hill, Wheathampstead, St. Albans, AL4

An extremely spacious three bedroom family home located close to the village centre.

- 🏡 Minutes from the village centre
- 🏡 Three bedrooms
- 🏡 Family bathroom
- 🏡 Open plan Kitchen/lounge/dining room
- 🏡 Entrance porch
- 🏡 Family room
- 🏡 Utility room

### Description

This three bedroom family house is ideally placed moments away from Wheathampstead High Street and St Helens Infant and Junior School.

The property has undergone major improvements and the extremely spacious and versatile accommodation, beginning with an entrance porch, leading to a family room with doors leading to three bedrooms a utility room with a WC, a separate storeroom and family bathroom with a separate shower cubicle.

On the first floor is a study area leading to an open plan fully fitted kitchen and large lounge/dining room with access to a sun terrace, with steps down to the remainder of the garden. At the back of the garden is a flagstone patio which makes the most of the evening sun.

### Location

Brewhouse Hill is a convenient setting just a short stroll to the picturesque Village centre. St Helens school is literally a stones throw away and the village boasts all the facilities and conveniences to compliment the community. There are an array of pubs, shops and restaurants all within a short walk of the front door.

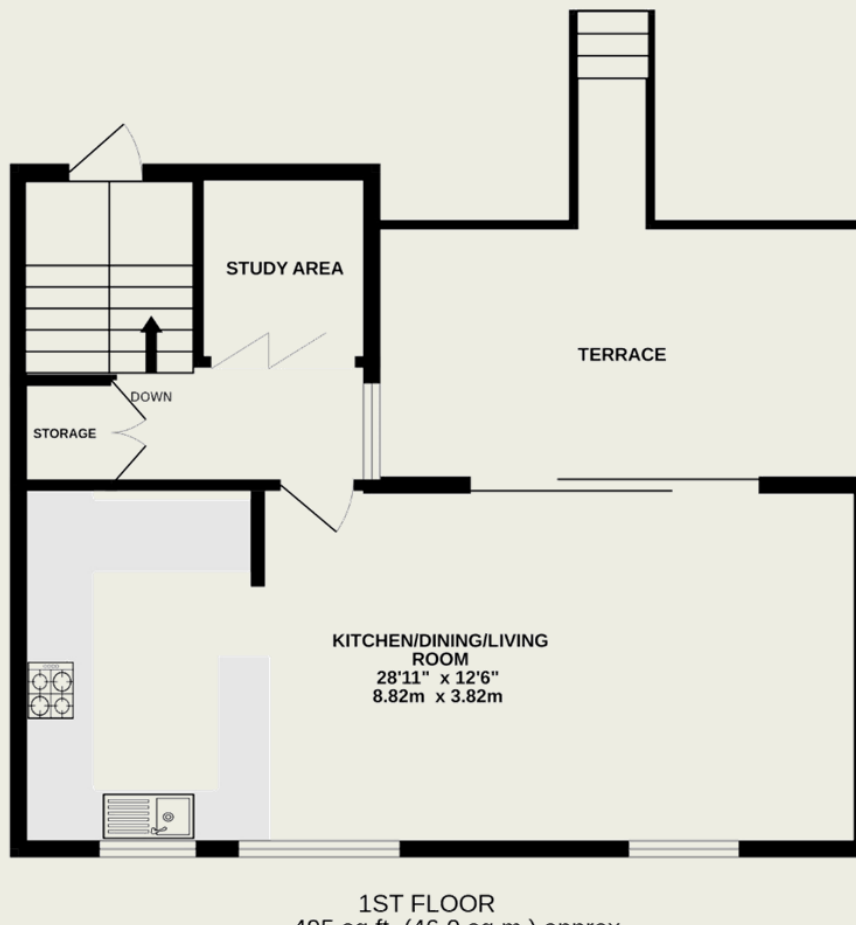
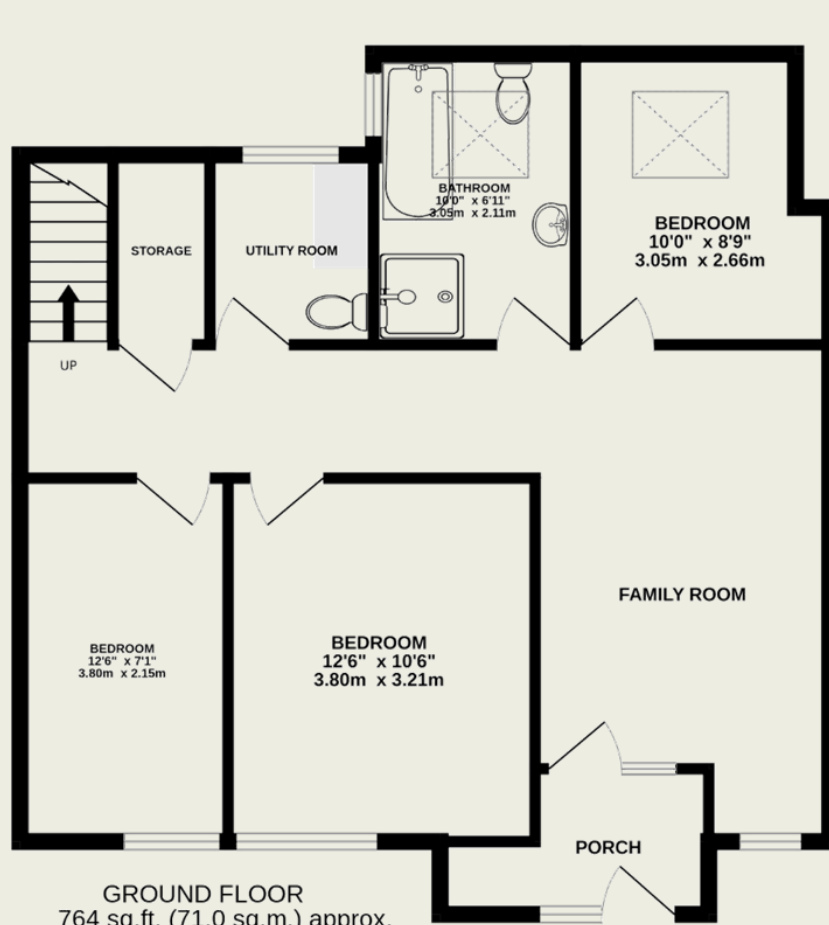






#### Important Information

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TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

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