



4 Bedrooms



2 Bath/Shower Room + WC



1 Reception Room



Garage & Driveway



Private Garden



EPC Band C

Council Tax

Band F
- £3,383.72 25/26

Local Authority
St Albans District Council



Old School Drive, Wheathampstead, AL4
Guide Price £895,000.00 Freehold

Old School Drive, Wheathampstead, AL4

Forming part of this highly regarded Charles Church development constructed in 2011 this double fronted detached four bedroom home offers superb family space for modern living.

🏡 Constructed in 2011 by Charles Church

🏡 Ensuite to the principal bedroom

🏡 Separate utility room

🏡 Views out to the common

🏡 Four bedrooms

🏡 Kitchen/dining room

🏡 Immaculately maintained

Description

This fine home currently provides: a spacious sitting room that enjoys a bright dual aspect, a truly stunning kitchen-breakfast room measuring in excess of 20ft in length. A useful utility, located just off the kitchen and, completing the ground floor, there is also a separate cloakroom.

Upstairs the spacious landing leads to a principal bedroom with a superb ensuite complimented by three further well-appointed bedrooms and the family bathroom.

This fine family home benefits from a secluded rear garden with a sunny patio area and a level lawn, ideal for young children as it is fully enclosed.

Externally, there are wonderful views over the common to the front and, to the rear of the property with gated access from the garden is off-street parking leading to the garage.

Immaculately maintained it's a must see home!

Prospective buyers should be aware that there is a maintenance charge for upkeep of the communal grass area set at £500 per annum.

Location

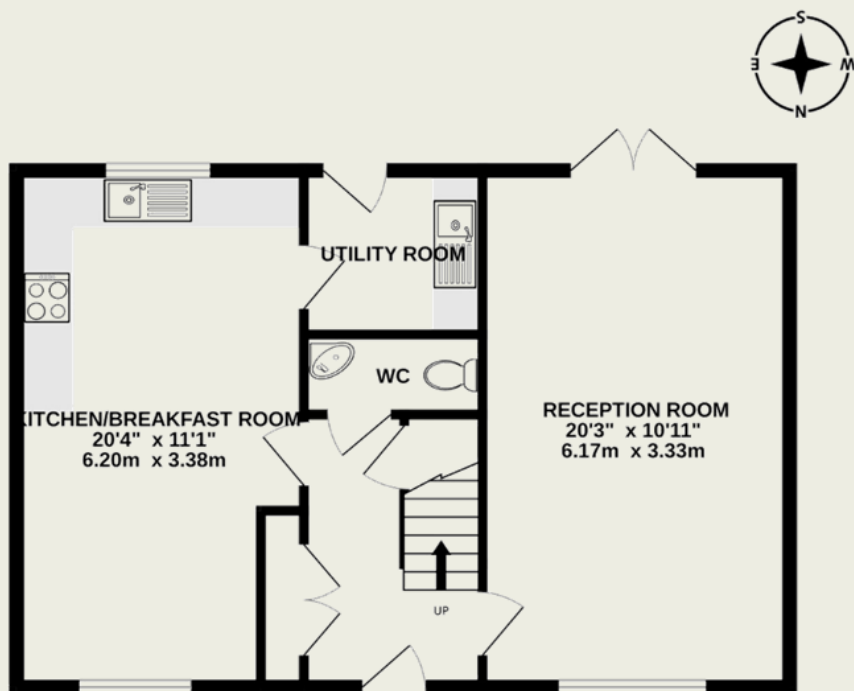
Old School Drive is located in the heart of Wheathampstead and accessed off Butterfield Road. Forming part of a new development built in 2011 by Charles Church, beautifully laid out amongst manicured greens, it offers a peaceful cul-de-sac location for any family.



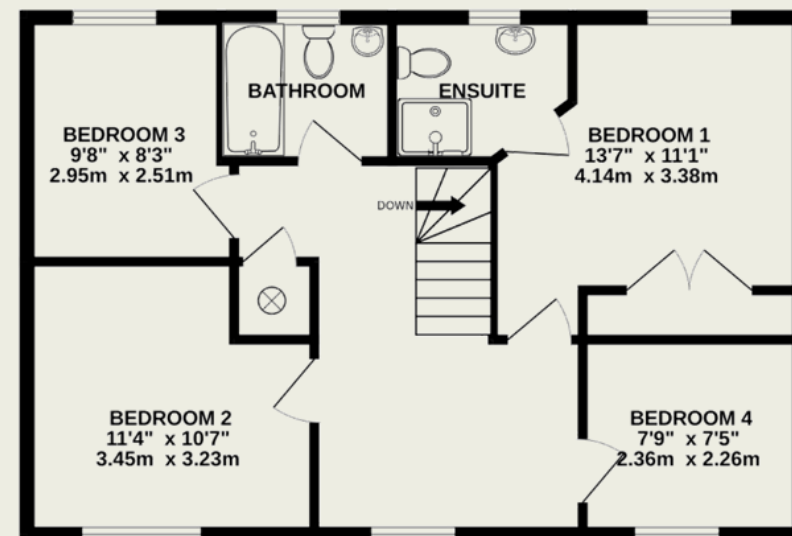
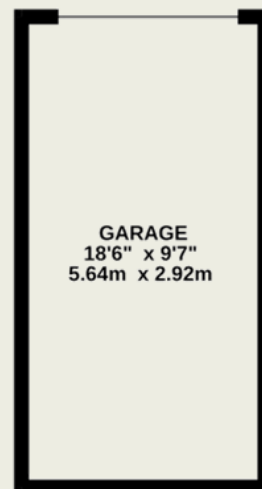


Important Information

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GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.

TOTAL FLOOR AREA : 1232sq.ft. (114.5 sq.m.) approx.

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