







## Kerdistone Close

An amazing 5 bedroom 'upside down' family home in a superb location with the living area (and balcony) and kitchen enjoying outstanding views of surrounding greenbelt farmland.

Entering, four of the bedrooms are downstairs with a modern family bathroom. The large double garage is integral to the property and there is plenty of space to park 2 cars.

Upstairs, the landing is particularly spacious and bright leading to the large dual aspect lounge measuring 20'8 x 15'4 which is a great size with sliding doors leading onto the balcony enjoying the amazing views. As it is west facing, sunsets from here can be spectacular! The semi open planned kitchen boasts the same views, there are lots of storage cupboards, space for white goods and lots of useful work surfaces. The dining room, once again, is a great size and can accommodate many people for dinner. There is guest cloakroom, and the master bedroom is on this floor, which has fitted wardrobes and an attractive 5-piece bathroom.

The property has been meticulously cared for and there is plenty of storage throughout.



The town's train station is a short distance away providing fast, direct access into London Finsbury Park, Kings Cross and Moorgate. There are extensive shopping facilities nearby as well as private schooling such as Lochinver House School (boys), Stormont (girls), Queenswood (girls) and in the state sector Little Heath Primary, Dame Alice Owen's and Chancellors. Junction 23 of the M25 and the A1(M) are approx. 2 miles distant, providing excellent local and national transport links.



2 | 5 | 2

Tenure: Freehold

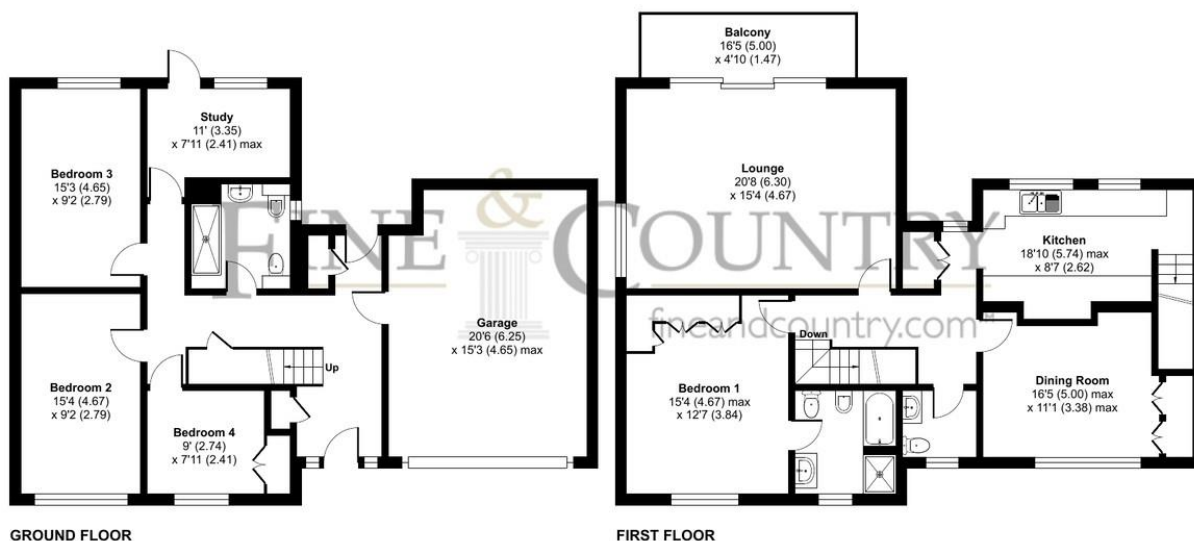
Council Tax: Band G

Local Authority: Welwyn Hatfield District Council





Approximate Area = 1848 sq ft / 172 sq m (excludes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Fine & Country. REF: 930588



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



The Estate Office  
Bradmore Green  
Brookmans Park  
Hertfordshire  
AL9 7QS

01707 662222  
fineandcountry.com  
brookmanspark@fineandcountry.com

Opening Hours  
Monday - Friday: 9 - 6pm  
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