



Connells

Wheatleys  
St. Albans



### Property Description

This spacious three bedroom semi-detached family home comprises of a spacious entrance hall with storage, cloakroom, kitchen, and a large living/dining room which leads to the conservatory on the ground floor and then three bedrooms and a bathroom on the first floor. Externally there is a block paved driveway with parking for several cars, garage, outbuilding which is currently being used as a home office, front garden and enclosed south-westerly facing mature rear garden. The property also benefits from solar panels.

Wheatleys is situated in the highly sought after area of Marshalswick in St Albans, renowned for its well-regarded schools including Sandringham and Beaumont among others. Close by to local amenities including The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

### Entrance Hall

Under stairs cupboard, carpet and radiator.

### Cloakroom

Window to the side, wc, wash hand basin, carpet and radiator.

### Lounge/Dining Room

24' 5" x 10' 6" max ( 7.44m x 3.20m max )  
Window to the rear and side, doors to the conservatory, gas fire, radiator and carpet.

### Conservatory

9' 3" x 7' 5" ( 2.82m x 2.26m )  
Sliding door to the rear and carpet.

### Kitchen

12' 6" x 7' 3" ( 3.81m x 2.21m )  
Window to the front and door to the side, fitted

kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric oven and hob, space for washing machine and under counter fridge, two storage cupboards with space for freezer in the under stairs cupboard, radiator and carpet.

### Landing

Window to the front and carpet.

### Bedroom One

14' 3" max x 10' 7" max ( 4.34m max x 3.23m max )  
Window to the rear, built in wardrobe, carpet and radiator.

### Bedroom Two

9' 9" x 9' 8" ( 2.97m x 2.95m )  
Window to the side and rear, two storage cupboards, access to the loft, carpet and radiator.

### Bedroom Three

9' 2" x 7' 6" ( 2.79m x 2.29m )  
Window to the front, carpet and radiator.

### Bathroom

Window to the front, three piece suite comprising of wc, wash hand basin and bath with electric shower, wall heater, radiator and carpet.

### Front Garden

Block paved driveway and garden path to the front door, landscaped areas with shrubs and plants.

### Rear Garden

Laid to lawn with a block paved patio area, walls to the borders, flower beds

with mature shrubs and trees, garage and brick built outbuilding currently used as a home office, side access.

### Garage

15' 8" x 8' 1" ( 4.78m x 2.46m )

Window to the rear, electric door, power and light.

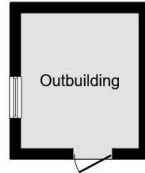




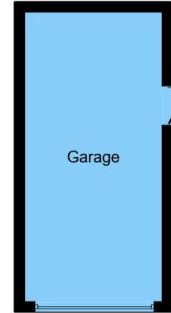
**Ground Floor**



**First Floor**



**Outbuilding**



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To view this property please contact Connells on

**T 01727 851 100**  
**E marshalswick@connells.co.uk**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/MWK305350](https://www.connells.co.uk/Property/MWK305350)**

Tenure: Freehold



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