



## 9 Tudor Road

Wheathampstead, AL4 8NW

Located in a well regarded private road, this attractively presented semi detached family home offers great scope for extension and loft conversion and benefits from a good sized south facing garden.

**Guide price £635,000**

# 9 Tudor Road

Wheathampstead, AL4 8NW



- Well presented semi-detached house in a popular private road
- 3 bedrooms and bathroom with separate WC
- Drive suitable for multiple vehicles and front garden
- Excellent scope to extend the house and convert the loft space (subject to planning consent)
- Well proportioned home office with adjoining garage store (not suitable for a car)
- Wheathampstead features a good selection of shops, bars, restaurants and good village schools
- Beautiful living room with feature log burner and modern fitted kitchen with integrated appliances
- Large rear garden with a desirable south facing aspect
- Harpenden Station (3 miles), St Albans city Centre (4.5 miles)

## GROUND FLOOR

### Entrance Hall

### Lounge/Diner

22'2 x 12'10 (6.76m x 3.91m)

### Home Office

10'7 x 8'2 (3.23m x 2.49m)

### Kitchen

10'7 x 9'10 (3.23m x 3.00m)

## FIRST FLOOR

### Landing

### Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

### Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

### Bedroom Three

8'11 x 8'11 max (2.72m x 2.72m max)

### Bathroom and Separate WC

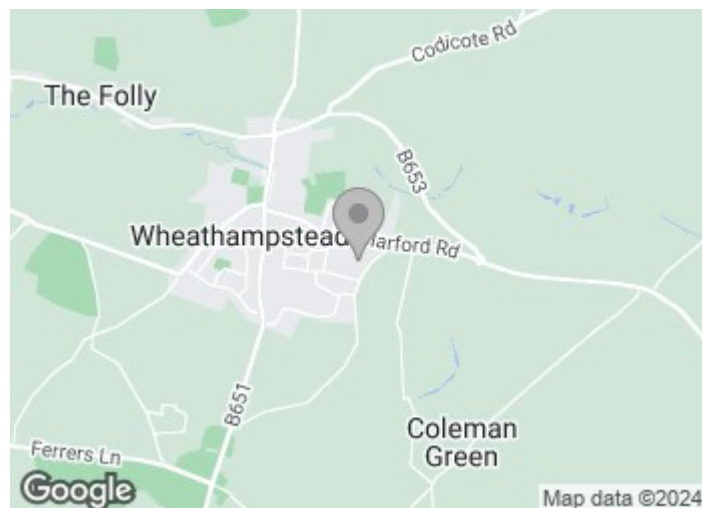
### Garage Store

8'4 x 7'9 (2.54m x 2.36m)

## EXTERNALLY

### Front Garden

### Rear Garden



[Directions](#)

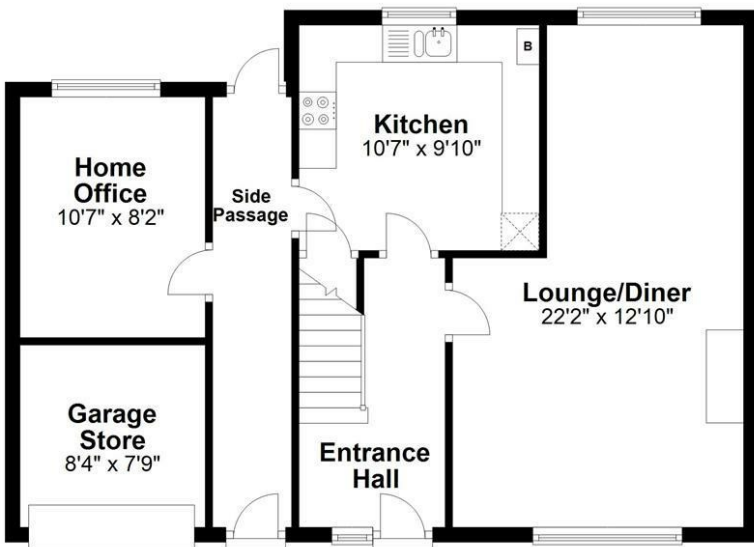




# Floor Plan

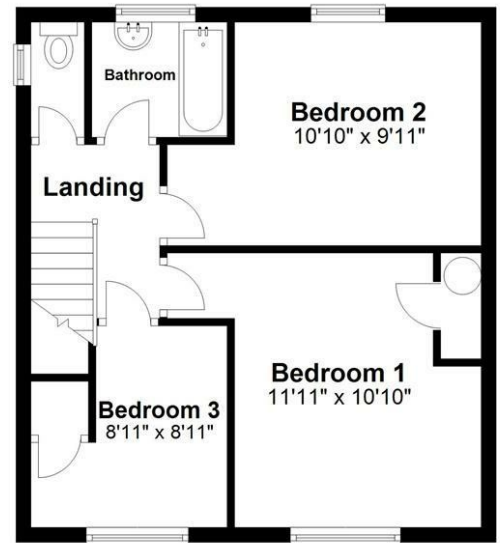
## Ground Floor

Main area: approx. 433.1 sq. feet  
 Plus home office, approx. 86.5 sq. feet  
 Plus garage store, approx. 64.3 sq. feet



## First Floor

Approx. 439.3 sq. feet



Main area: Approx. 81.1 sq. metres (872.4 sq. feet)  
 Plus home office, approx. 8.0 sq. metres (86.5 sq. feet)  
 Plus garage store, approx. 6.0 sq. metres (64.3 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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