



## Blackmore Way

Wheathampstead, AL4 8LJ

Built in 2004, this beautiful family home of circa 5,800 sq ft is set on a private plot of 2.25 acres, with a tennis court in the 580 ft south facing garden. Blackmore Way is a semi-rural spot, close to the amenities of Wheathampstead High Street and within easy reach of both Harpenden and St Albans

**Guide price £3,000,000**

# Blackmore Way

Wheathampstead, AL4 8LJ



- Built in 2004
- Plot of 2.25 acre
- Close to amenities of Wheathampsted
- Immaculately presented
- Garden 580 ft, south facing
- Within easy reach of Harpenden & St Albans
- Circa 5,800 sq ft
- Double Garage

## Reception Hall

## Living Room

23'4" (max) x 15'3" (7.13 (max) x 4.65)

## Family Room

20'2" x 14'4" (6.17 x 4.39)

## Kitchen / Breakfast Room

24'2" x 18'7" (7.38 x 5.67)

## Dining Room

15'6" x 15'3" (4.74 x 4.65)

## Snug

13'5" x 10'5" (4.11 x 3.18)

## Shower Room

## Utility Room

10'11" x 8'11" (3.34 x 2.72)

## Cloakroom

## Principal Bedroom

26'1" (max) x 15'3" (7.96 (max) x 4.65)

## En-suite Bathroom

## Dressing Room

## En-suite Shower Room

## Bedroom Two

17'8" (max) x 15'3" (5.39 (max) x 4.66)

## En-suite Bathroom

## Bedroom Three

16'11" (max) x 15'3" (5.17 (max) x 4.65)

## En-suite Shower Room

## Bedroom Four

15'3" x 13'5" (4.67 x 4.11)

## Shower Room

## Games Room

29'5" (max) x 23'0" (8.99 (max) x 7.02)

## Bedroom Five

19'3" x 14'7" (5.88 x 4.47)

## En-suite Bathroom

## Study

21'3" x 17'1" (6.50 x 5.21)

## Integral Double Garage

21'3" (max) x 20'2" (6.50 (max) x 6.16)





# Floor Plan



Total area: approx. 535.2 sq. metres (5760.5 sq. feet)

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

Plan produced using PlanUp.

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