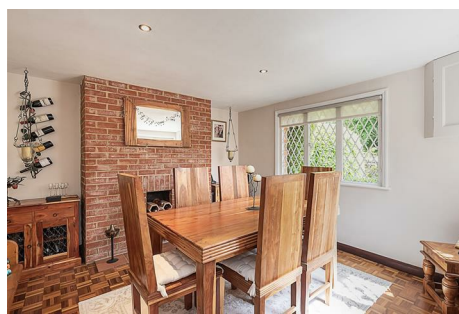




Tannadice Lamer Lane

Lower Gustard Wood, AL4 8RT

An exceptionally attractive Grade II listed semi-detached cottage, which has a well presented interior and a beautiful, generously proportioned rear garden. The property is located just a short stroll from Mid Herts Golf Club and walks through lovely Hertfordshire countryside.

Guide price £875,000

Tannadice Lamer Lane

Lower Gustard Wood, AL4 8RT



- Tannadice is one of four estate cottages which date back to c1840
- Attractive living room with log burning stove and separate dining room
- Well fitted country cream kitchen with granite work surfaces, range style gas cooker and integrated dishwasher
- Outside brick utility room with WC and attached store room
- 3 well lit bedrooms and a well equipped bathroom with bath and separate shower enclosure
- Off street parking for multiple vehicles behind a 'brick & flint' walled frontage
- Superb rear garden (westerly) backing a wooded spinney
- Wheathampstead High Street amenities (1 mile), Harpenden Station (4.3 miles)
- The nearby village of Wheathampstead provides a range of shops, restaurants, pubs and associated amenities

GROUND FLOOR

Entrance Lobby

Living Room

17'8 x 13' (5.38m x 3.96m)

Dining Room

12'2 x 11'11 (3.71m x 3.63m)

Kitchen

12'10 x 9'11 (3.91m x 3.02m)

FIRST FLOOR

Landing

Bedroom One

12'10 x 9'2 (3.91m x 2.79m)

Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

Bedroom Three

10'1 x 9'11 (3.07m x 3.02m)

Bathroom

EXTERNALLY

Utility Room/WC

Garden Store

10' x 6'6 (3.05m x 1.98m)

Off Street Parking

Extensive Rear Garden

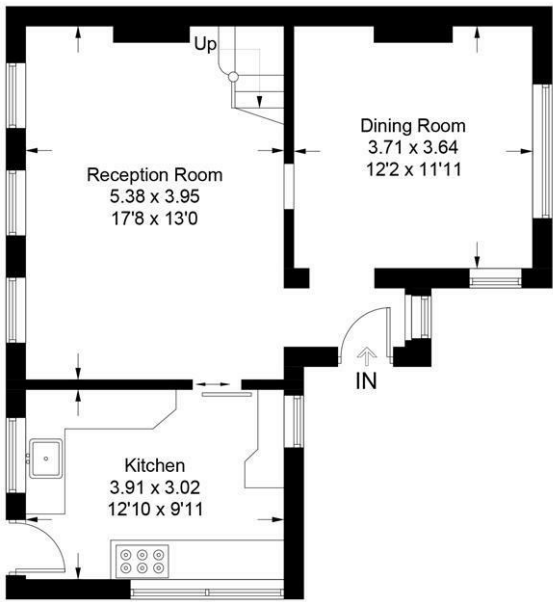


Directions

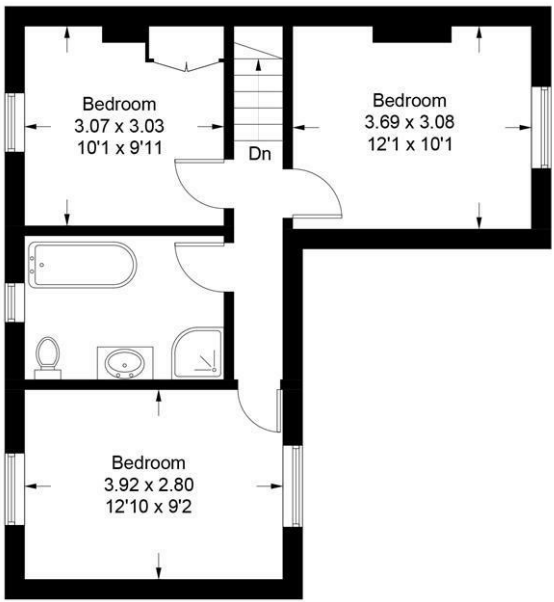


Lamer Lane, Lower Gustard Wood

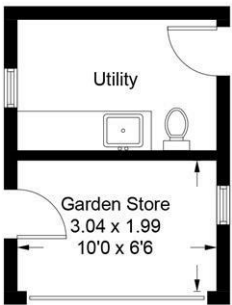
Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft
Outbuilding = 12.6 sq m / 136 sq ft
Total = 107.8 sq m / 1161 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1085967)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

