



## 12 Kingfisher Close

Wheathampstead, AL4 8JJ

A much improved and extended 4 bedroom detached house, which is conveniently located just a moments stroll from the high Street amenities, in a quiet residential close. Wheathampstead is one of our most sought after villages and is located just 3.4 miles from Harpenden station.

**Guide price £895,000**

# 12 Kingfisher Close

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- A thoughtfully extended detached residence with a well presented interior
- Quartz work surfaces (kitchen), twin ovens, gas hob with overhead extractor, dishwasher, American style fridge/freezer, drinks fridge
- Attractive gardens and attached garage with drive
- Spacious living room and separate dining room with Bi-fold doors
- Bedrooms 1 & 2 served by a 'Jack & Jill' shower room, 2 further double bedrooms and family bathroom
- Wheathampstead features a good selection of shops, bars and restaurants and within reach of a selection of the excellent schools
- Well equipped kitchen/breakfast room with Bi-fold doors to the attractive rear garden, adjoining utility room
- Spacious landing incorporating study area
- Harpenden station 3.4 miles - St Albans city centre 5.6 miles - Luton International Airport 8.1 miles

### GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

16'8 max x 15'3 (5.08m max x 4.65m)

Dining Room

9'2 x 8'9 (2.79m x 2.67m)

Kitchen/Breakfast Room

19'3 max x 19' max (5.87m max x 5.79m max)

Utility Room

10' x 4'10 (3.05m x 1.47m)

### FIRST FLOOR

### Landing/Study Area

Bedroom One

13'3 x 10 (4.04m x 3.05m)

En Suite Shower Room (Jack & Jill)

Bedroom Two

11'10 x 11'5 (3.61m x 3.48m)

Bedroom Three

11'10 x 10'7 (3.61m x 3.23m)

Bedroom Four

14'5 x 8'1 (4.39m x 2.46m)

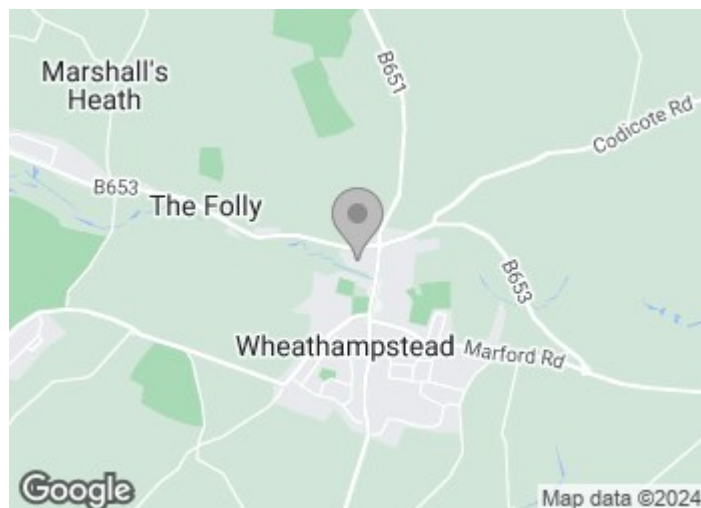
Family Bathroom

### EXTERNALLY

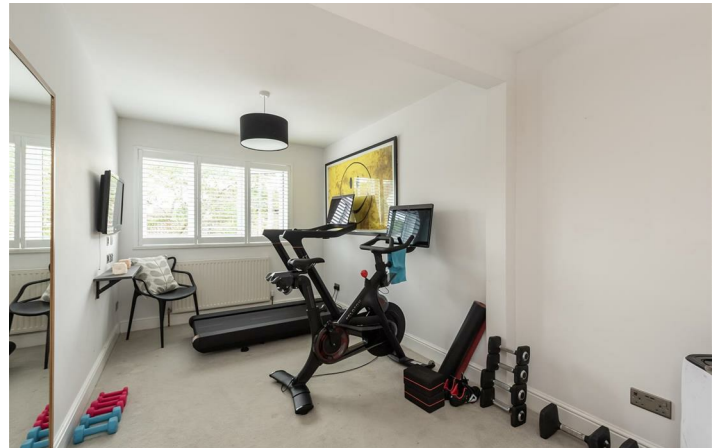
Single Garage and Drive Parking

### Open Plan Frontage

Rear Garden



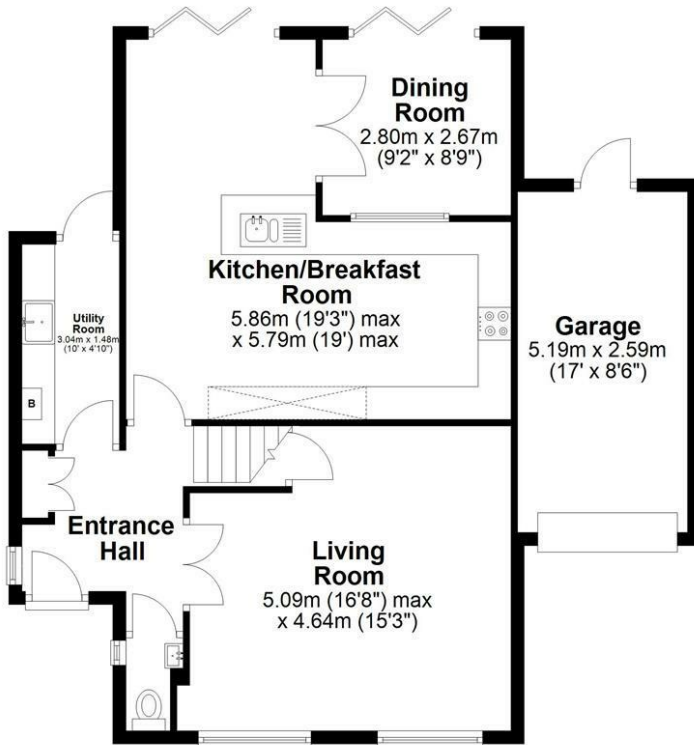
Directions



# Floor Plan

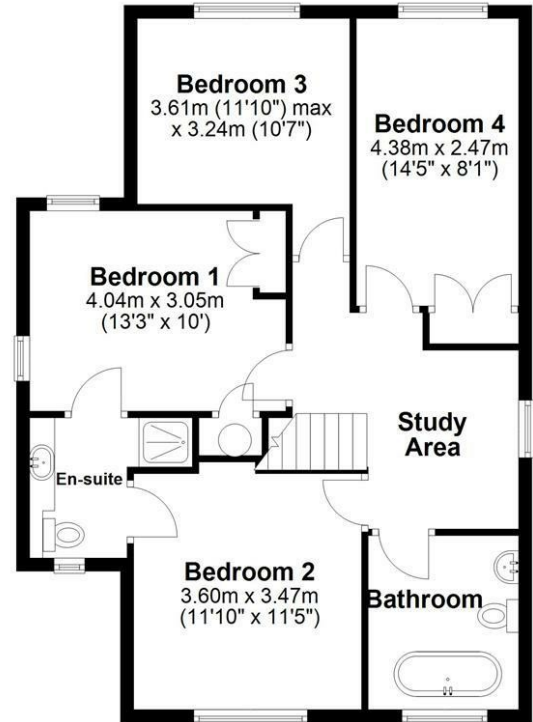
## Ground Floor

Approx. 82.8 sq. metres (891.7 sq. feet)



## First Floor

Approx. 70.3 sq. metres (756.2 sq. feet)



Total area: approx. 153.1 sq. metres (1647.9 sq. feet)

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

Plan produced using PlanUp.

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