



## The Slype

Gustard Wood, AL4 8RY

Immaculately presented four bedroom family home, with plenty of living and entertaining space and a beautiful garden. The house is set in grounds of circa 0.3 acre, in the heart of the popular Gustard Wood area, moments from wonderful open countryside.

**Guide price £1,395,000**

# The Slype

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- Presented to a very good standard throughout
- Fabulous open plan Kitchen / Dining / Family Room
- Four Bedrooms and two bathrooms
- Wheathampstead High Street (1.7 miles), Harpenden Town Centre (4 miles), St Albans City Centre (6.4 miles)
- Private rear garden
- Double carport and large driveway
- Peaceful location
- Moments from open countryside, Mid-Herts Golf Club and the 'Cross Keys' pub

Entrance Hall

En-suite Shower Room

Kitchen / Dining / Family Room

24'9" x 20'6" (7.55 x 6.26)

Bedroom Two

14'6" x 17'2" (4.43 x 5.25)

Living Room

16'5" x 22'10" (5.01 x 6.97)

Bedroom Three

11'6" x 13'0" (3.51 x 3.98)

Home Office

11'1" x 14'11" (3.39 x 4.56)

Bedroom Four

11'6" x 8'5" (3.53 x 2.57)

Cloakroom

Family Bathroom

Utility Room

8'11" x 10'4" (2.74 x 3.16)

Double Carport

Boat Room

9'5" x 5'5" (2.88 x 1.67)

Bedroom One

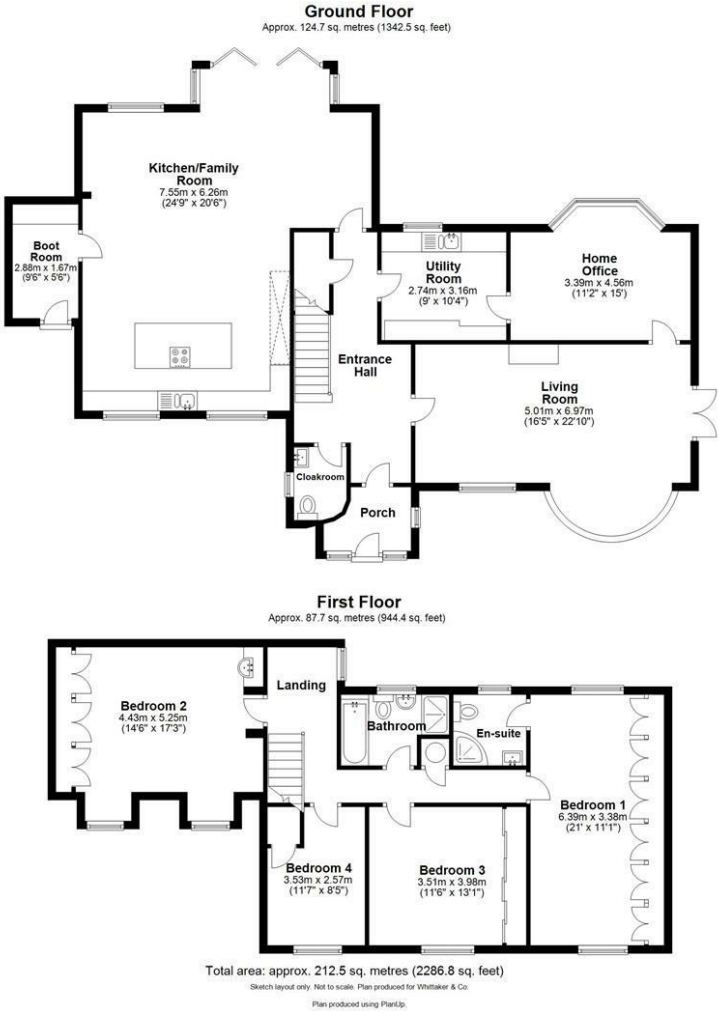
20'11" x 11'1" (6.39 x 3.38)







Floor Plan



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