



9 Folly Fields

Wheathampstead, AL4 8HJ

A charming semi-detached Victorian cottage, which offers thoughtfully extended accommodation that features a well fitted kitchen/breakfast Room and a tastefully styled modern bath/shower room. The cottage style 'low maintenance' garden is stocked well and there is a versatile detached garden studio, which provides options as a gym, den or home office.

Guide price £529,950

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- A well presented semi-detached character home, located in sought after Folly Fields
- There are two reception rooms, a small study, kitchen and cloakroom/WC on the ground floor
- The kitchen/breakfast room incorporates 2 built-in ovens, integrated fridge/freezer and electric hob with integrated extractor
- 2 double bedrooms on the first floor and a lovely bathroom with both a shower enclosure and separate bath
- Off road parking for one vehicle and public parking at the top of Folly Fields
- Detached garden studio which is insulated and has light & power
- Pretty 'low maintenance' cottage garden with rear gate access to allotments
- Sought after location with recreational playing field nearby and public footpaths that take you into the countryside
- Harpenden station (2.7 miles), Wheathampstead High Street (under 1 mile)
- Seller has found a vacant property, so no upper chain

GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

11'7 x 11'1 (3.53m x 3.38m)

Dining Room

11'7 x 9'11 (3.53m x 3.02m)

Study

6'10 x 6'5 (2.08m x 1.96m)

Kitchen/Breakfast Room

12'8 x 11'3 (3.86m x 3.43m)

FIRST FLOOR

Landing

Bedroom One

12'9 x 10' (3.89m x 3.05m)

Bedroom Two

11'8 x 11'1 (3.56m x 3.38m)

Bath/Shower Room

EXTERNALLY

Garden Studio

Rear Garden

63' in depth (19.20m in depth)

Paved Frontage



[Directions](#)



