











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.

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

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

















Main area: approx. 49.2 sq. metres (529.3 sq. feet) Plus outbuildings. approx. 15.0 sq. metres (161.7 sq. feet) Kitchen/Breakfast Room 3.87m x 3.42m (12'8" x 1113") Study 2.08m x 1.96m (6'10" x 6'5") B Entrance Hall Dining Room 3.60m (11'10") max x 3.02m (9'11")

Sitting Room 3.54m x 3.39m (11'7" x 11'1")

Ground Floor

Bedroom 1 3.89m x 3.04m (12'9" x 10") Bathroom

> Bedroom 2 3.60m x 3.38m (11'10" x 11'1")

First Floor Approx. 35.5 sq. metres (382.2 sq. feet)

Main area: Approx. 84.7 sq. metres (911.5 sq. feet)
Plus outbuildings, approx. 15.0 sq. metres (161.7 sq. feet)

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

Plan produced using PlanUp.

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