



118 Lower Luton Road Wheathampstead, AL4 8HH

A well presented semi-detached house which has the benefit of a beautiful ground floor kitchen/diner extension, home office (located in the garden) and an extensive rear garden backing open countryside. Wheathampstead shops, restaurants, pubs and Tesco Express are just some of the nearby (0.5 mile) amenities.

Offers in excess of £500,000

118 Lower Luton Road

Wheathampstead, AL4 8HH



- Extended semi-detached house with countryside views
- Two Bedrooms and modern bathroom suite
- The nearby village centre has everything that a family requires
- Sitting Room with log burning stove and separate cloakroom wc
- Home office with light and power (located at the end of the garden)
- Village centre (0.5 mile), Katherine Warrington secondary school (1.4 miles) Harpenden TC and station (2.9 miles)
- well fitted kitchen/dining room with island unit and integrated appliances
- Ample off street parking

GROUND FLOOR

Entrance Hall

Cloakroom WC

Sitting Room

22'7 x 12'7 (6.88m x 3.84m)

Kitchen/Dining Room

14'7 x 12'5 (4.45m x 3.78m)

FIRST FLOOR

Landing

Bedroom One

13'7 x 12'7 (4.14m x 3.84m)

Bedroom Two

9'6 x 8'3 (2.90m x 2.51m)

Bathroom

EXTERNALLY

Home Office

10'10 x 10'9 (3.30m x 3.28m)

Garden Store

7'10 x 4'8 (2.39m x 1.42m)

Off Street Parking (multiple vehicles)

Large Rear Garden

100' approx (30.48m approx)

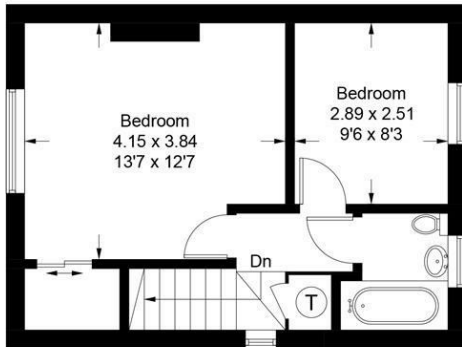


[Directions](#)



Lower Luton Road

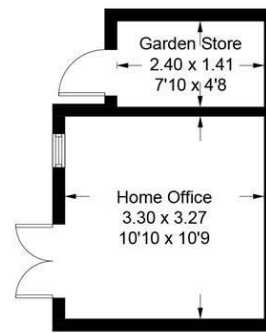
Approximate Gross Internal Area = 86.9 sq m / 935 sq ft
 Outbuilding = 14.4 sq m / 155 sq ft
 Total = 101.3 sq m / 1090 sq ft



First Floor



Ground 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. (ID1122296)

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