



50 The Broadway

Gustard Wood, AL4 8LP

Situated in a sought after residential area, just 3.8 miles from Harpenden station, this bright and airy detached residence has the benefit of planning consent for significant extension and alteration. For further information go to the St Albans District Council planning portal and search reference 5/2024/0587.

Price guide £1,100,000

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- A lovely detached family home with scope to extend and improve. CHAIN FREE
- Fitted kitchen incorporating dishwasher and fridge/freezer. Adjoining utility area
- Front and rear gardens
- New combi boiler and water softener 2023, New multi fuel log burner 2023.
- 4 bedrooms and family bathroom. Refitted shower room (ground floor)
- Short walk to open countryside, Mid-Herts Golf Club and the warm and welcoming 'Cross Keys' pub
- Living room with multi fuel stove, opening to dining room and generously proportioned family room
- Garage and additional parking on the drive
- Harpenden Station (3.8 miles), Wheathampstead High Street (1.8 miles)

GROUND FLOOR

Entrance Hall

Cloak/Shower Room

Living Room
19'11 x 14'7 max (6.07m x 4.45m max)

Dining Room
11'7 x 9'4 (3.53m x 2.84m)

Family Room
18'10 x 11' (5.74m x 3.35m)

Utility Area

Kitchen
11'7 x 9'2 (3.53m x 2.79m)

FIRST FLOOR

Landing

Bedroom One
12'2 x 12' max (3.71m x 3.66m max)

Bedroom Two
9'9 x 9'1 (2.97m x 2.77m)

Bedroom Three
9'3 x 9'1 (2.82m x 2.77m)

Bedroom Four
14'6 max x 6'7 (4.42m max x 2.01m)

Bathroom

EXTERNALLY

Garage

18'1 x 7'10 max (5.51m x 2.39m max)

Front Garden

Rear Garden



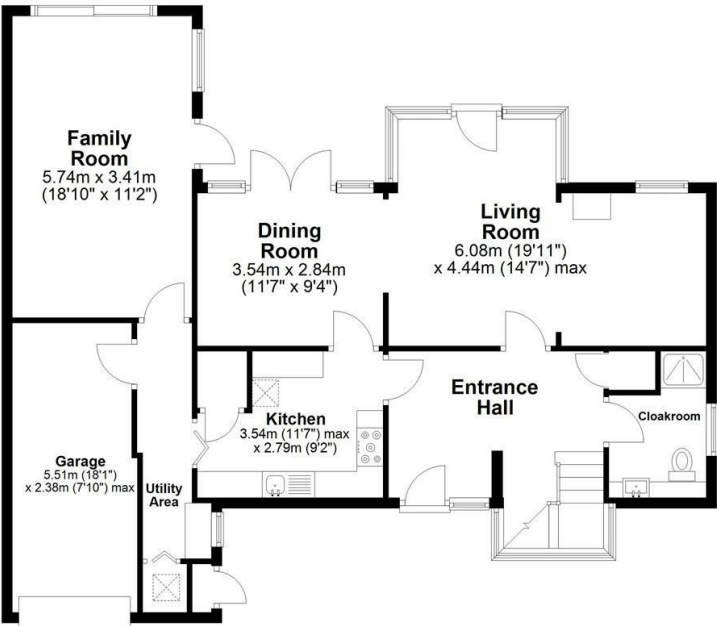
Directions



Floor Plan

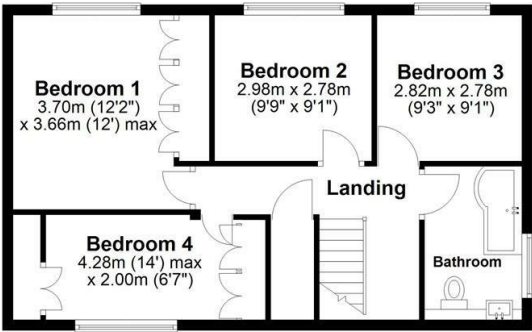
Ground Floor

Approx. 102.0 sq. metres (1098.4 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 158.5 sq. metres (1705.6 sq. feet)

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

Plan produced using PlanUp.

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