



## 18 Wick Avenue

Wheathampstead, AL4 8QB

An exceptional detached property which benefits from skilful extending and remodelling, encompassing a super specification, creating the perfect family home. The excellent ground floor living space provides everything that a modern family would desire, whilst the first floor has four large double bedrooms, serviced by two en-suite shower rooms and a family bathroom. Viewing is recommended.

**Guide price £1,200,000**

# 18 Wick Avenue

## Wheathampstead, AL4 8QB



- A special detached home which has been raised, extended and remodelled
- Super fitted kitchen with island and granite work surfaces. Some integrated appliances
- PV solar panels mounted on the roof to the rear
- Attractively landscaped rear garden extending to approximately 96' max
- Principal bedroom with en-suite shower room, guest bedroom 2 with dressing room and shower room, 2 further double bedrooms and family bathroom
- Wheathampstead features a good selection of shops, bars and restaurants and within reach of a selection of the excellent schools
- A well proportioned living room and two further reception rooms
- In addition to the off street parking in the front, there is a generous garage/workshop 36 feet deep

### GROUND FLOOR

Entrance Lobby

Entrance Hall

Shower Room

8'7 x 5'8 (2.62m x 1.73m)

Play/Family Room

13' x 8'8 (3.96m x 2.64m)

Study/music room

15'5 x 10' (4.70m x 3.05m)

Lounge

20'5 x 16'2 (6.22m x 4.93m)

Kitchen/Breakfast Room

16' x 15'8 (4.88m x 4.78m)

### Utility Room

9'9 x 5'2 (2.97m x 1.57m)

### FIRST FLOOR

Landing

Principal Bedroom

16'3 x 12 (4.95m x 3.66m)

En-Suite Shower Room

Guest Bedroom Two

16'8 x 10'2 (5.08m x 3.10m)

En-Suite Shower Room

Dressing Room

Bedroom Three

13'7 x 13 (4.14m x 3.96m)

### Bedroom Four

16'8 x 10'2 (5.08m x 3.10m)

Family Bathroom

### EXTERNALLY

Garage/Workshop

36'3 x 10'2 (11.05m x 3.10m)

Off Street Parking

Rear Garden

96' max x 50' (29.26m max x 15.24m)

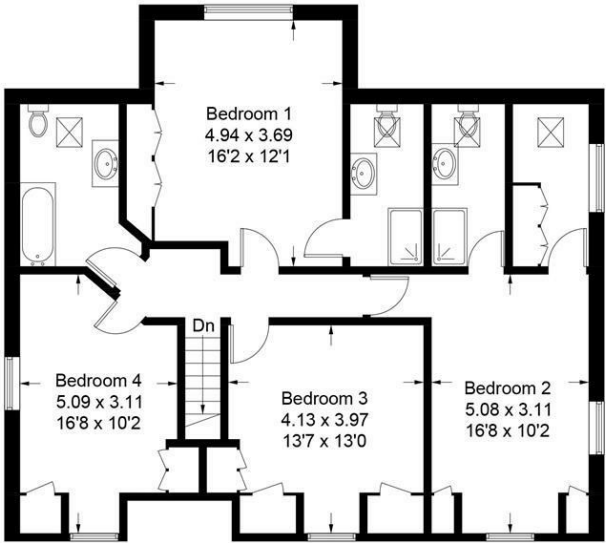
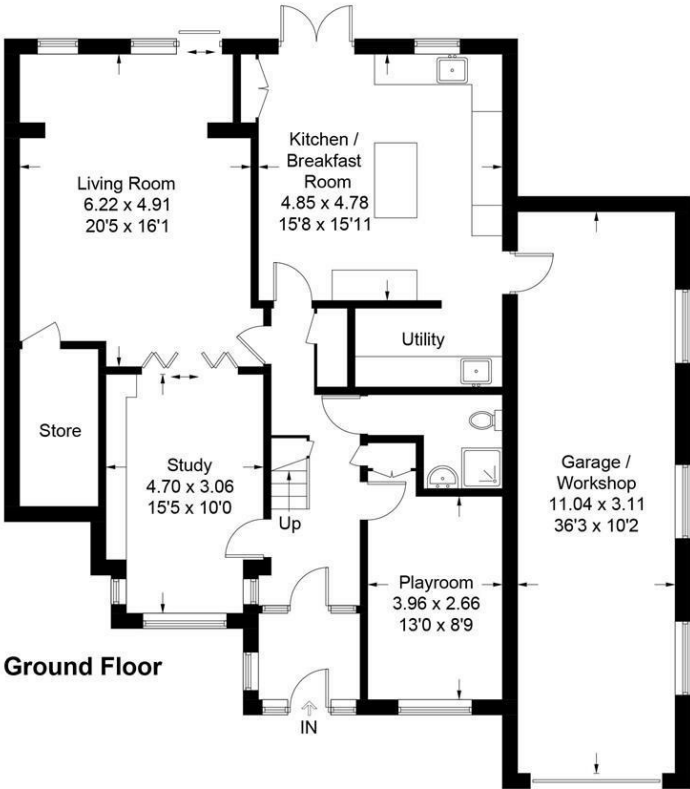


Directions



Wick Avenue

Approximate Gross Internal Area = 245.1 sq m / 2638 sq ft  
(Including Garage)



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. (ID1202127)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

