







# 3 Leasey Dell Drive Wheathampstead, AL4 8HD

An impressive detached residence which sits within a generous plot amounting to approximately 0.37 of an acre, which leads down to the picturesque River Lea. The super accommodation, with notable features that include an oak framed garden room, well fitted kitchen/dining room and cinema room, is conveniently located just 2.3 miles from the mainline station in Harpenden.

## **Guide price £1,500,000**

## 3 Leasey Dell Drive Wheathampstead, AL4 8HD



- A great family home located in a unique riverside Living room with wood burner, beautiful oak setting
- · Impressive Kitchen/Dining room with granite worksurfaces and large island unit. Separate utility room
- · Garaging and large block paved drive

18'10 x 13'3 (5.74m x 4.04m)

15'3 x 10'11 (4.65m x 3.33m)

11'6 x 8' (3.51m x 2.44m)

20'4 x 11'9 (6.20m x 3.58m)

35'7 x 16'9 max (10.85m x 5.11m

Kitchen/Dining Room

**GROUND FLOOR** 

**Entrance Hall** 

Cloakroom

Living Room

Garden Room

Family Room

Home Office

max)

## framed garden room and Cinema Room (1st floor)

- · Principal bedroom with en suite bathroom, bedroom 2 with en suite shower room, two further bedrooms and family bathroom
- · Harpenden Station (2.3 miles), Wheathampstead High Street (1.1 miles)

#### **Utility Room**

8' x 6'4 (2.44m x 1.93m)

FIRST FLOOR

Landing

**Principal Bedroom** 22'10 x 12'4 (6.96m x 3.76m)

En Suite Bathroom

Bedroom Two 17'6 x 13'3 (5.33m x 4.04m)

En Suite Shower Room

Bedroom Three 12'5 x 12'5 (3.78m x 3.78m)

**Bedroom Four** 13'3 x 8'2 (4.04m x 2.49m)

### Directions Mackerye End Lower Gustard Wood Marshall's BATFORD Heath B65. The Folly Wheathampstead Harpenden Rd Map data @2025

- · Spacious home office and separate study
- Delightful plot featuring a summer house and a gazebo with cedarwood shingle overlooking the river

Family Shower Room

Cinema Room 22' x 13'8 (6.71m x 4.17m)

### EXTERNALLY

Garage 17'10 x 17'7 (5.44m x 5.36m)

Store Room 8'10 x 8' (2.69m x 2.44m)

Summer House 17'6 x 9'6 (5.33m x 2.90m)

Rear Garden

















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Plan produced using PlanUp.

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