

FOR SALE



**3 Bedroom Semi-Detached House, Necton Road, Wheathampstead
£425,000**


MARTIN&CO

Necton Road, Wheathampstead

£425,000

- 2/3 Bed Semi-detached family home
- Potential to extend and add value
- Lovely village location
- Access from back garden onto playing fields
- 2 minute walk to the River Lea
- No Upper Chain

Martin & Co are pleased to present this 2/3 bed Semi-detached character cottage located in the popular village of Wheathampstead with gardens backing onto the popular Marford playing fields leading down to the beautiful River Lea.

The property requires updating and re-furbishing but offers potential to both extend and change the layout (subject to planning consent)

Wheathampstead is a thriving village located close to both Harpenden and St Albans with their mainline train services to London .There are 3 primary schools in the village and the New Katherine Warington Secondary School less than 3 miles away.

The property is accessed via a glazed porch into the front room with fireplace .Internal door leading to the dining room with a built in cupboard with hanging space. The kitchen comprises of a range of floor and wall mounted units with a built in electric oven and gas hob.The downstairs bathroom has a full side bath and overhead electric shower and the seperate WC also houses the wall mounted gas boiler.



The first floor has a double bedroom to the front with built in mirrored wardrobes and a second double bedroom at the back with a built in wardrobe and the third single bedroom leading off.

Loftspace is accessed via a hatch on the first floor landing. The garden has a paved area and lawn with flowerbed borders and a large timber shed plus a back gate opening onto Marford Playing Fields. Gated side access.

EPC rating: E

Council Tax banding: D (£2141.40p/a)

Please note, we are required under the Estate Agents Act 1979, and the provision of Information Regulations 1992, to inform you that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

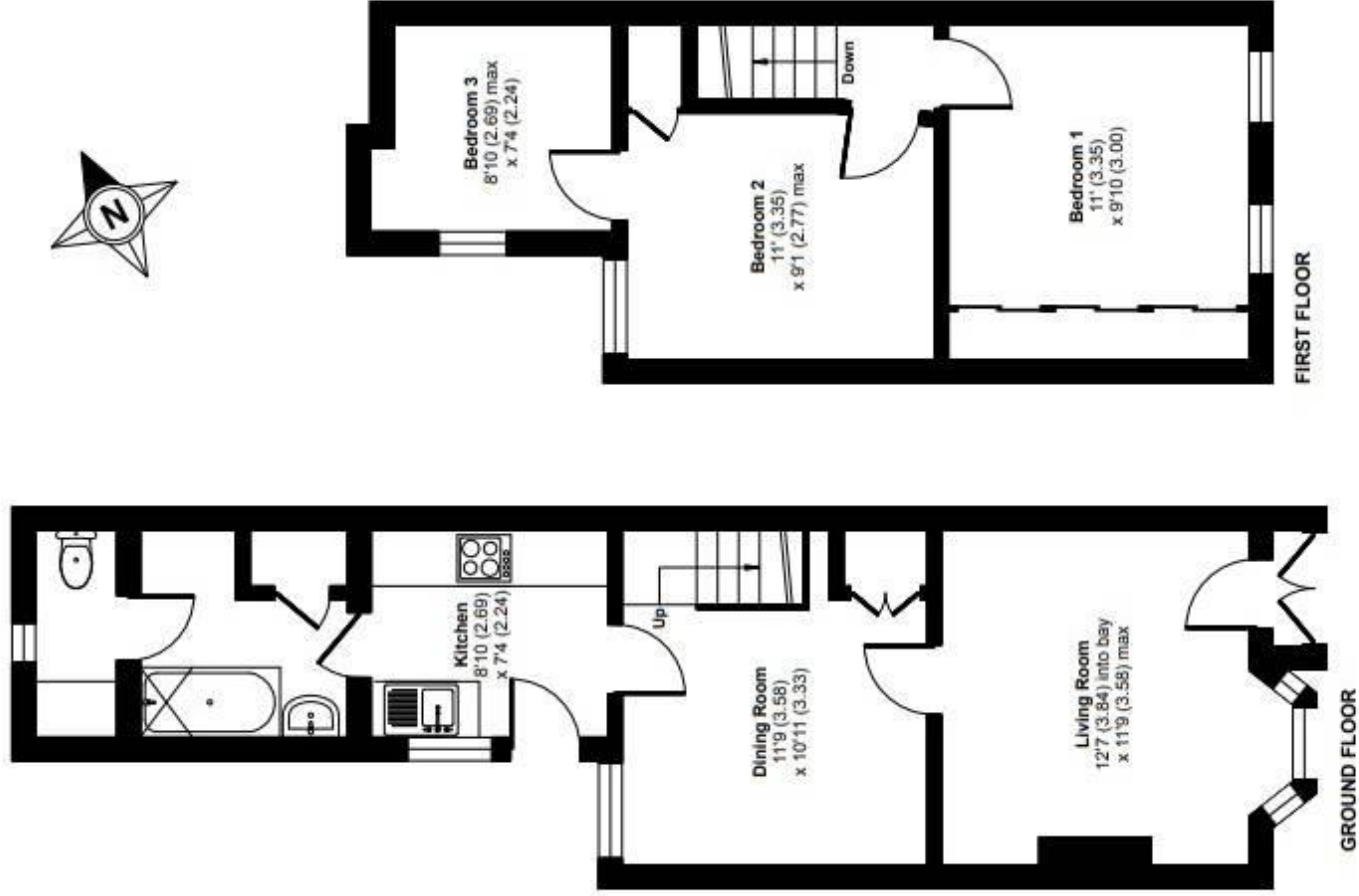
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Necton Road, Wheathampstead, St. Albans, AL4

Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Martin & Co. 2023. Produced for Martin & Co. REF: 1029661

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