



## High Street Flamstead, AL3 8BS

A delightful grade II listed character cottage located in the heart of Flamstead village. The property offers three first floor bedrooms and a lovely enclosed courtyard garden to the rear. Within easy reach of both Harpenden and St Albans. \* CHAIN FREE \*

**Guide price £475,000**

# High Street

Flamstead, AL3 8BS



- Delightful grade II listed character cottage
- Open plan Kitchen / Dining Room
- Within easy reach of both Harpenden and St Albans.
- Circa 1066 sq ft
- Bathroom plus en-suite
- CHAIN FREE
- Lots of period features
- Pretty enclosed garden to the rear
- Council Tax Band E

## Entrance

## Living Room

14'10" x 10'7" (4.53m x 3.23m)

## Kitchen/Dining Room

15'3" x 11'9" (4.66m x 3.60m)

## Utility

## Bathroom

## Bedroom

15'10" x 12'6" (4.84m x 3.83m)

## En-suite

## Bedroom

15'7" x 10'2" (4.75m x 3.10m)

## Bedroom

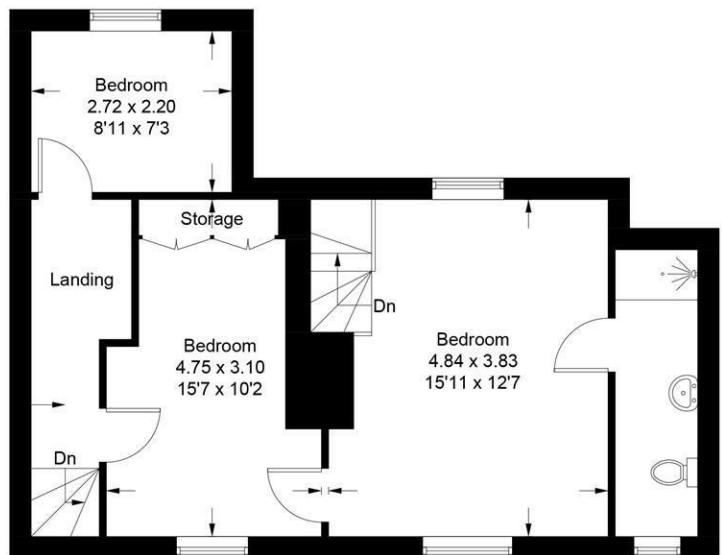
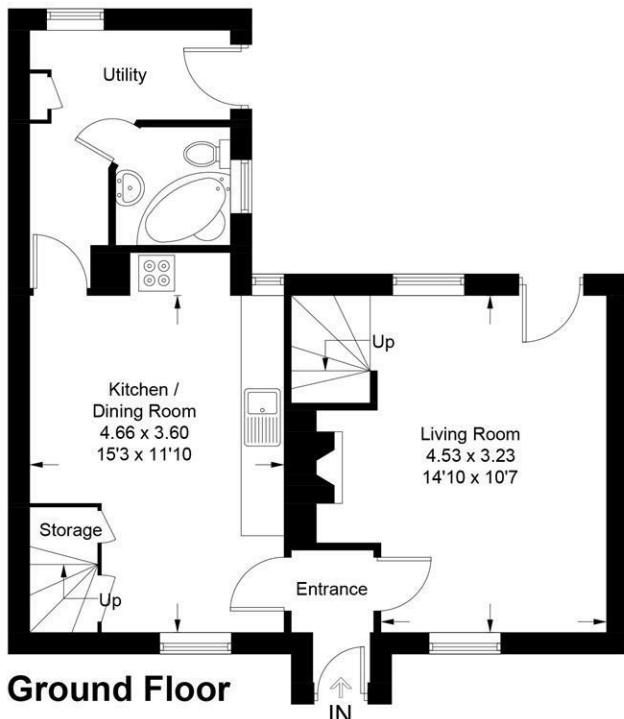




## Floor Plan

### High Street

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft



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. (ID1219385)

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.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-81) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |
| England & Wales                             |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-81) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |
| England & Wales   |  |         |           |