



**Connells**

Lower Luton Road  
Wheathampstead St. Albans



# Lower Luton Road Wheathampstead St. Albans AL4 8JQ

for sale  
**£650,000**



## Property Description

A 1930's extended semi-detached family home conveniently located for the Katherine Warrington school and local shops.

The accommodation briefly comprises of a open plan lounge/diner, kitchen and study. On the first floor there are three bedrooms and a modern shower room.

Externally there is a private driveway and garage to the front and good size garden to the rear.

## Inner Hallway

8' 7" x 4' 7" ( 2.62m x 1.40m )

Window to rear, radiator, space for fridge/freezer, opening to study.

## Study

10' 8" x 8' 5" ( 3.25m x 2.57m )

Window to rear and lounge/diner, radiator.

## Entrance Hall

12' 8" x 5' 6" ( 3.86m x 1.68m )

Stairs to first floor, radiator.

## Lounge/Diner

23' 1" x 10' 10" ( 7.04m x 3.30m )

Bay window to front, feature fitted gas fire, radiator, window to study.

## Kitchen

15' 1" x 6' 5" ( 4.60m x 1.96m )

Window to side and rear, door to side, fitted with a good range of wall and base units with complimentary worktops, gas hob, electric oven, stainless steel 1.5 bowl sink unit, space for washing machine and dishwasher, gas boiler, understairs larder cupboard. Opening to inner hallway.

## First Floor Landing

Hatch to loft, window to side.

## Bedroom One

13' 9" Into Bay x 10' 8" ( 4.19m Into Bay x 3.25m )

Radiator, fitted his/hers wardrobes, bay window to front with views over the golf course.

## Bedroom Two

11' 3" x 9' 10" ( 3.43m x 3.00m )

Window to rear, radiator.

## Bedroom Three

8' 2" x 7' 5" ( 2.49m x 2.26m )

Window to rear, radiator.

## Shower Room

6' 3" x 5' 5" ( 1.91m x 1.65m )

A white suite comprising a shower cubicle with shower over, low level w/c, vanity wash hand basin, heated towel rail, fully tiled walls.

## Outside

The property is approached via a private driveway with formal garden area, leading to a single garage. The rear garden is a good size laid to lawn and patio with ornamental fishpond and garden sheds.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: HPN306860 - 0015