



Connells

Old School Drive
Wheathampstead St. Albans

Old School Drive Wheathampstead St. Albans AL4 8FH

for sale
£525,000



Property Description

Situated in the charming village of Wheathampstead and within easy reach of the highly desirable town of Harpenden, renowned for its excellent schooling, this chain-free three-bedroom mid-terraced home offers well-proportioned accommodation and a superb setting backing directly onto playing fields.

The property features a welcoming lounge to the front of the home, while to the rear there is a spacious kitchen/diner that flows beautifully into a conservatory, creating a bright and versatile space for family living and entertaining. The conservatory benefits from doors opening out onto the private rear garden, which enjoys a peaceful outlook backing onto playing fields. A downstairs WC adds further convenience for guests and family living. Upstairs, the home offers three bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. The property also benefits from multiple storage cupboards throughout, helping to keep the home practical and well organised. Externally, the private rear garden provides a pleasant outdoor space with open views to the rear, while to the front there is off-road parking for two vehicles.

Wheathampstead is a beautiful village on the River Lea with a church, 2 primary schools, a Tesco, butcher, bakery, pharmacy, two lovely pubs and two good restaurants. You get automatic access to Harpenden's highly rated state schools and Harpenden station is 10 minutes' drive from the property with regular trains to London.



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









Total floor area 79.0 m² (851 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306436



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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