



## High Street Flamstead, AL3 8BT

\*\*\*CHAIN FREE\*\*\* A beautiful Grade II Listed cottage which sits on a south facing corner plot, in the centre of this charming village. With many period features - plus a Wine Cellar - the house has been fully renovated by our clients, in recent years. Plenty of off-street parking, including car port and garage store. Within easy reach of both Harpenden and St Albans.

**Guide price £795,000**

# High Street

Flamstead, AL3 8BT



- Grade II Listed
- Circa 1.400 sq ft
- Wine Cellar
- South facing plot
- Within easy reach of Harpenden & St Albans
- Chain Free
- Open plan Kitchen / Dining Room
- Carport & off-street parking

## Living Room

14'6" x 13'4" (4.43 x 4.08)

## Dining Room

16'10" (max) x 9'10" (5.14 (max) x 3.02)

## Kitchen / Breakfast Room

14'11" x 12'2" (4.56 x 3.73)

## Cloakroom

## Wine Cellar

11'3" x 6'5" (3.45 x 1.96)

## Bedroom One

14'6" x 13'3" (4.43 x 4.04)

## En-suite Shower Room

## Bedroom Two

12'4" x 7'10" (3.78 x 2.39)

## Bedroom Three

8'8" x 6'10" (2.65 x 2.10)

## Bedroom Four

10'7" x 5'10" (3.25 x 1.80)

## Family Bathroom

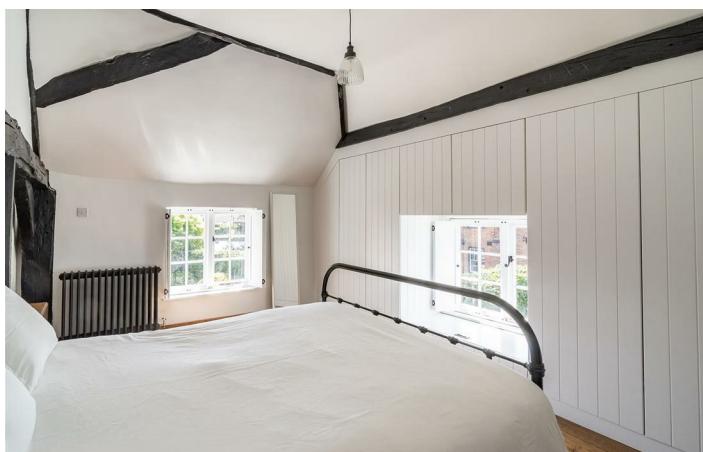
## Carport

15'4" x 9'9" (4.68 x 2.98)

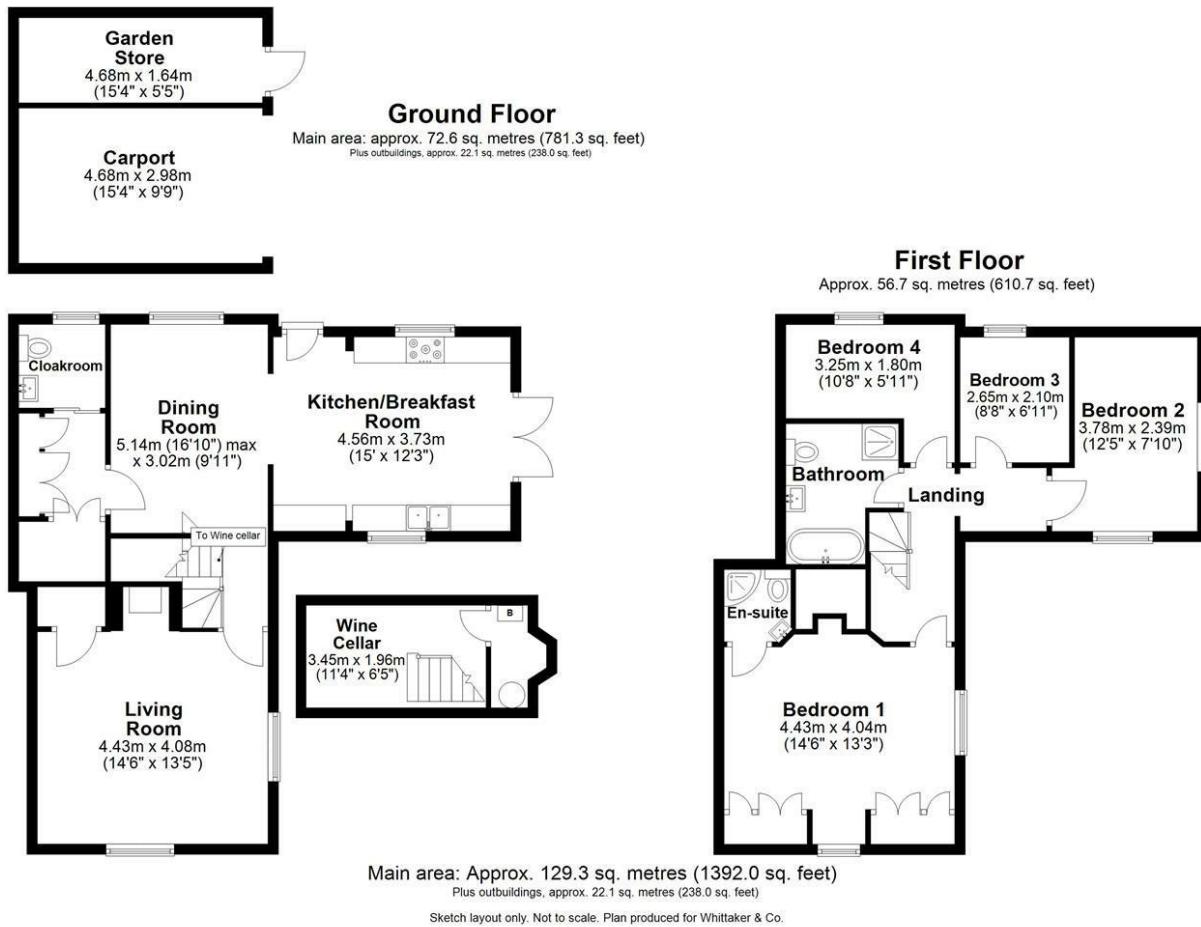
## Garden Store

15'4" x 5'4" (4.68 x 1.64)





## Floor Plan



Plan produced using PlanUp.

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) <span style="background-color: #2e7131; color: white; padding: 2px 5px;">A</span>			
(81-91) <span style="background-color: #4CAF50; color: white; padding: 2px 5px;">B</span>			
(69-80) <span style="background-color: #82E0AA; color: white; padding: 2px 5px;">C</span>			
(55-68) <span style="background-color: #FF9800; color: white; padding: 2px 5px;">D</span>			
(39-54) <span style="background-color: #FF5722; color: white; padding: 2px 5px;">E</span>			
(21-38) <span style="background-color: #F08080; color: white; padding: 2px 5px;">F</span>			
(1-20) <span style="background-color: #F5B7B1; color: black; padding: 2px 5px;">G</span>			
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) <span style="background-color: #2e7131; color: white; padding: 2px 5px;">A</span>			
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