



23 Waddling Lane

Wheathampstead, AL4 8FD

A tastefully presented detached family home which benefits from a skilfully executed loft conversion and open views to rear over 'The Meads'. The property is located in a small close off Waddling Lane, a well regarded road which is located just a short stroll to the High Street amenities and riverside walks into the countryside.

Guide price £1,195,000

23 Waddling Lane

Wheathampstead, AL4 8FD



- Great detached home with loft conversion and green open views, set in a location that is popular with both families and downsizers
- Living room, play room and separate dining room
- Well equipped kitchen/breakfast room with an extensive range of included appliances and adjoining utility room
- Lovely first floor principal bedroom with en suite shower room, 3 further bedrooms and family bathroom
- Second floor with excellent fitted office and spacious bedroom five
- Single garage and additional parking for two cars
- Quick pedestrian access to the High Street shops, bars, restaurants and great village schools
- Harpenden station, town centre shops and leisure amenities approximately 3.2 miles

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

19'5 max x 11'9 (5.92m max x 3.58m)

Play Room

13'10 x 7'9 (4.22m x 2.36m)

Dining Room

11'2 x 9'11 (3.40m x 3.02m)

Kitchen/Breakfast Room

16'11 x 11'1 (5.16m x 3.38m)

Utility Room

7'9 x 7'3 (2.36m x 2.21m)

FIRST FLOOR

Landing

Principal Bedroom

18'2 x 10'9 (5.54m x 3.28m)

En Suite Shower Room

Bedroom Two

15'2 x 9'2 (4.62m x 2.79m)

Bedroom Three

13'8 x 8'6 (4.17m x 2.59m)

Bedroom Four

10'4 x 8'9 (3.15m x 2.67m)

Family Bathroom

SECOND FLOOR

Home Office

16'4 x 10'11 (4.98m x 3.33m)

Bedroom Five

16'4 x 13'3 max (4.98m x 4.04m max)

EXTERNALLY

Garage

16'5 x 8'2 (5.00m x 2.49m)

Drive Parking

Front Garden

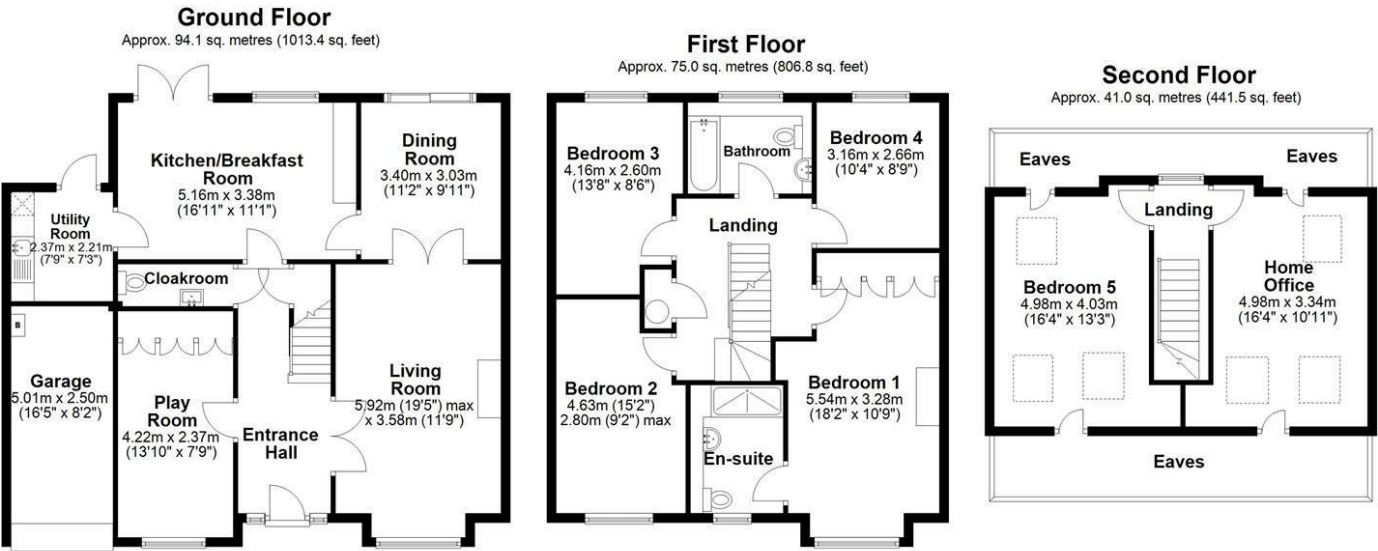
Rear Garden



Directions



Floor Plan



Total area: approx. 210.1 sq. metres (2261.7 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
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.

