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Cassidy & Tate
Your Local Experts

Award Winning Agency

THE HILL

WHEATHAMPSTEAD

AL4 8PS

Guide Price £545,000

EPC Rating: C Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

A rare opportunity to acquire a modern detached home in the heart of sought after Wheathampstead, offering surprisingly generous accommodation, two double bedrooms, private outside space and driveway parking, all within easy reach of the village High Street and surrounding countryside.

Beautifully presented throughout, the heart of the home is an impressive kitchen/dining room fitted with sleek cabinetry and granite work surfaces. Bi-folding doors open directly onto the rear garden, creating a seamless connection between inside and out and an excellent space for entertaining. A separate dual-aspect lounge provides a comfortable place to relax, while a ground-floor cloakroom adds further practicality. Upstairs are two generous double bedrooms and a stylish family bathroom. A particularly exciting feature is the substantial 20ft loft space, offering significant potential for conversion into an additional bedroom or versatile living space, subject to the necessary planning permissions and building regulations.

Outside, the private rear garden has been designed for low maintenance living, while a block paved driveway provides valuable off street parking. Wheathampstead High Street, local shops, cafés and highly regarded schooling are all within easy reach, while beautiful Hertfordshire countryside surrounds the village. Harpenden and its Thameslink station are less than three miles away. In accordance with the Estate Agents Act 1979, we declare that the owner is a relative of a Director of Cassidy & Tate Estate Agents. Offered for sale chain free.

Total area: approx. 941.1 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

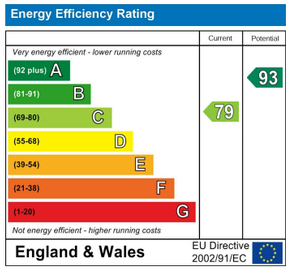
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

Specialists in Bespoke Properties

- Detached Property
- Luxury Bathroom Suite
- Kitchen/Diner
- Off Street Parking
- Chain Free
- Two Double Bedrooms
- Downstairs Cloakroom
- Feature Bi-fold Doors
- Walking To High Street
- Potential To Convert Loft Room STPP



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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