



Gustard Wood

St. Albans, AL4 8RP

Characterful, Grade II listed four bedroom cottage of circa 2,100 sq ft with plenty of original features, beautifully renovated throughout by our clients. Super Principal suite with dressing room and en-suite and three reception rooms. Mature garden with separate home office and large private driveway. Ideally located in sought-after Gustard Wood with access to countryside walks and a short drive to Harpenden town centre and station.

Guide price £1,700,000

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- Grade II listed cottage
- Four bedrooms
- Mature private garden & home office
- Circa 2,100 sq ft
- Original features
- Short drive to Harpenden town centre & station
- Beautifully renovated throughout
- Principal suite with dressing room and en-suite
- Council Tax Band G

Entrance Hall

Family Room

16'3" x 6'6" (4.96 x 2)

Cloakroom

Living Room

19'1" x 17'6" (5.84 x 5.35)

Dining Room

11'7" x 10'11" (3.55 x 3.35)

Inner Hallway

Utility Room

7'5" x 5'6" (2.28 x 1.70)

Kitchen/Breakfast Room

17'6" x 13'9" (5.35 x 4.20)

Landing

Bedroom One

12'10" x 11'5" (3.92 x 3.48)

En-suite with bath

Dressing Room

15'4" x 11'2" (4.68 x 3.41)

Bedroom Two

10'9" x 8'4" (3.28 x 2.56)

En-suite with shower

Bedroom Three

17'4" x 8'0" (5.29 x 2.46)

Bedroom Four

11'9" x 7'6" (3.60 x 2.31)

Bathroom

Home Office

7'10" x 7'4" (2.41 x 2.25)

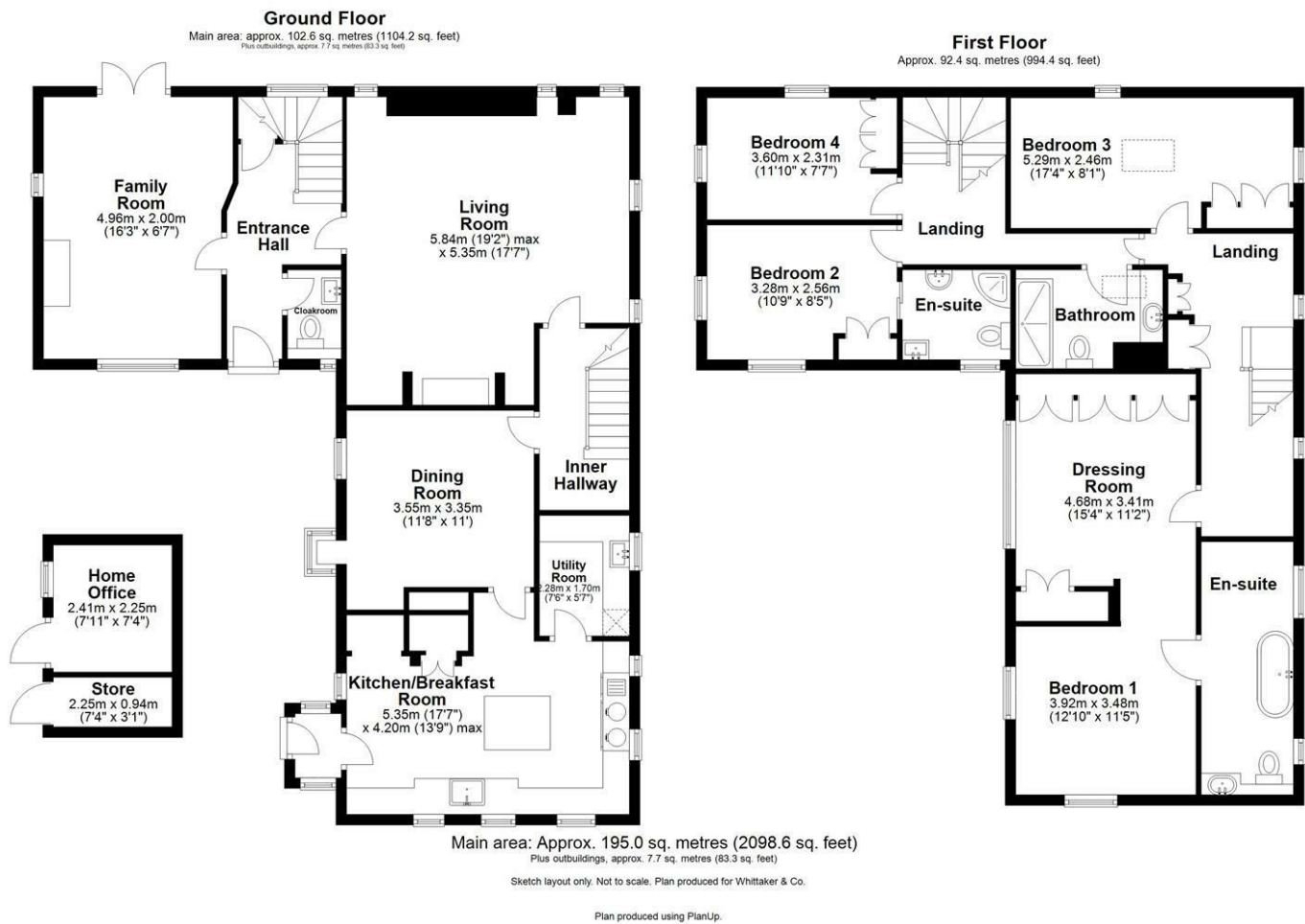
Store

7'4" x 3'1" (2.25 x 0.94)





Floor Plan



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