



Garrard Way, Wheathampstead, AI4



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weaning chart

The Property

A large, well-presented, four double bedroom semi-detached house, tucked away in highly sought-after village location with added benefit of a driveway plus an integral garage.

The property has been skilfully extended to provide superb family accommodation generously spread over two floors to include, entrance lobby, entrance hall, a large double length living room leading to an open-plan dining room with conservatory, kitchen, utility room plus a shower room. The first floor provides four double bedroom (main bedroom with balcony area), plus a large family bathroom/wet room. To the front there is driveway off-street parking, leading to the integral garage. To the rear there is a wonderful, fully enclosed private garden with gated side access.

The village of Wheathampstead is located just a short drive from both St Albans and Harpenden City Centres with their train stations serving London St Pancras. The village also offers an excellent array of local amenities, restaurants, parks and leisure facilities and a local primary school.

Guide price £745,000





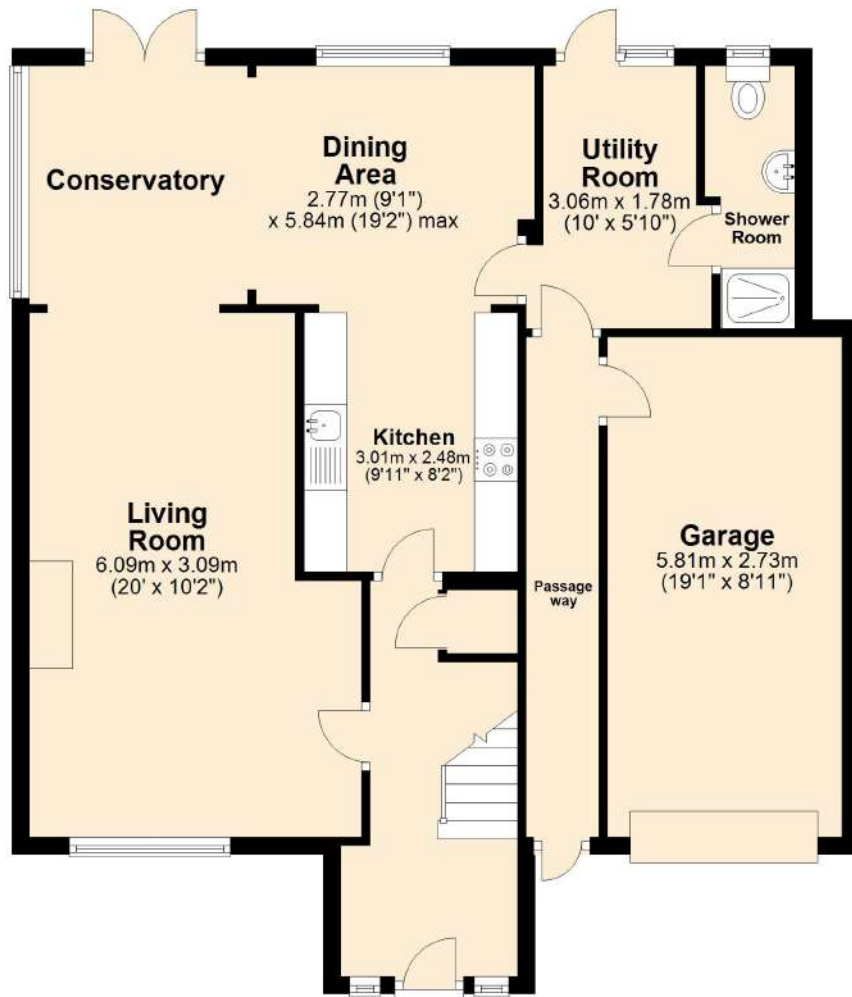
Key Features

- Extended Four Bedroom Semi-Detached House
- Sought-After Village Location
- Off-Street Parking Plus Garage
- Private Rear Garden
- Large Living Room
- Open-Plan Dining room With Conservatory
- Master Bedroom With Balcony Off
- Three Further Good-Sized Bedrooms
- Ground Floor Shower Room
- Utility Room
- Large Bathroom



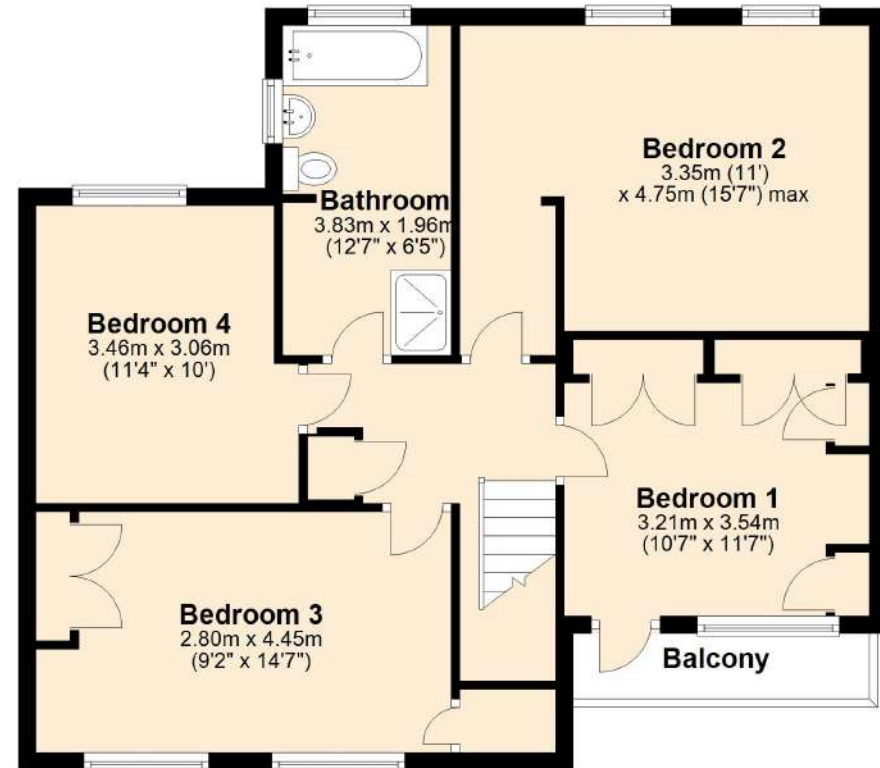
Ground Floor

Approx. 92.9 sq. metres (999.7 sq. feet)



First Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 160.8 sq. metres (1730.8 sq. feet)

Total SQFT including the garden office

created by Fullbrook & Floor Estate Agents
Plan produced using PlanUp.

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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