



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Pie Corner, Flamstead, AL3 8BW
Asking Price £800,000

An exciting opportunity to purchase this detached home which is offered for sale with the added advantage of NO UPPER CHAIN. The property provides over 1,800 sqft. of versatile living space arranged over two floors which could be set up in a variety of different ways to suit a new owner's needs.

The home is thoughtfully arranged over two floors, with well-proportioned rooms throughout, and has been recently re-carpeted and redecorated, ensuring it is move-in ready for the next owner.

On the ground floor, the welcoming entrance hall leads through to a triple-aspect family room with a separate, cosy snug overlooking the front of the property. The spacious living room and dining room, both featuring double doors and bay windows, overlook the tranquil rear garden. The dual-aspect kitchen/breakfast room is an ideal space for family meals, with pleasant views to the rear, while the practical utility room and separate cloakroom provide added convenience.

On the first floor, the generously sized master bedroom enjoys an en-suite shower room. There are three additional bedrooms and a modern family bathroom, providing ample space for family living or hosting guests.

The property is situated in a quiet, residential cul-de-sac, offering a wide frontage with ample parking. Its private, south-facing rear garden beautifully complements the serene village setting. Flamstead, a charming Hertfordshire village nestled amidst open countryside, boasts local amenities including pubs, shops, a post office, and a primary school, with Beechwood Park Prep School also nearby.

The village is well-connected, providing easy access to major motorway networks via Junction 9 on the M1. St Albans and Harpenden are just a short drive away, offering vibrant shopping, dining, and leisure options, along with fast train services into central London. For frequent travellers, Luton Airport is conveniently located just a short drive away.

Tenure: Freehold
Council Tax Band: F
EPC Rating: E









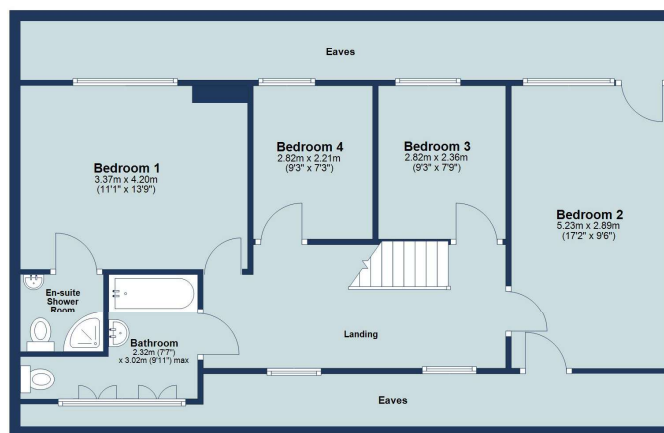
Ground Floor

Approx. 103.3 sq. metres (1111.4 sq. feet)



First Floor

Approx. 64.4 sq. metres (692.9 sq. feet)



Total area: approx. 167.6 sq. metres (1804.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Eaves not included in the total floor area.
Plan produced using PlanUp.

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