



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

Old School Drive, Wheathampstead, AL4 8FH
Asking Price £995,000

Located in a family friendly and sought after village location is this detached family home in excellent condition throughout. With train links into central London from St Albans and Harpenden mainline stations, access to a charming village high street, and open green spaces, this makes the perfect home for a family looking for a space to make their own.

Upon entering the house, a porch opens into a welcoming entrance hall that provides access to all rooms comprising the ground floor. The living room features a built-in fireplace that adjoins with the true heart of the home - the stunning open plan diner/kitchen/family room.

This space is flooded with natural light from the skylight and rear doors opening straight out onto the south-facing rear garden. The kitchen has been designed to an impressive standard with modern fittings and a wonderful central island, making it a perfect space for hosting. To the side is a further cosy family area. The ground floor is completed by a downstairs w/c and home office overlooking a spacious green.

Upstairs, the home benefits from four well-proportioned bedrooms accompanied by a contemporary family bathroom. The principal bedroom is enhanced by a modern en-suite shower room and built-in storage cupboards.

To the rear of the property is a well-established, south-facing garden with both patio and lawn space, ideal for family living and summer get togethers. For convenience, the garden has gated access directly out to the garage and off-street parking.

Wheathampstead proves particularly popular with families for its proximity to excellent schooling, peaceful lifestyle offering, and recreational amenities nearby. Independent restaurants and shops line the High Street, which is passed through upon the short drives to St Albans, Harpenden, and surrounding towns.

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









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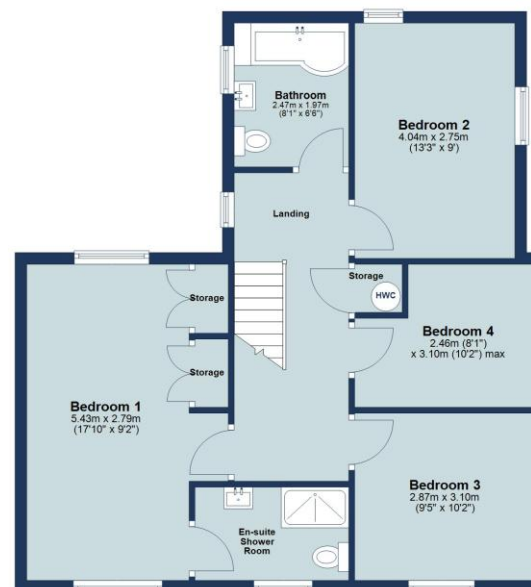
Ground Floor

Approx. 117.9 sq. metres (1268.8 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



Total area: approx. 179.3 sq. metres (1930.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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