





Offered for sale with **NO ONWARD CHAIN**, this beautifully presented and **GENEROUSLY PROPORTIONED** four-bedroom semi-detached family home enjoys wonderful scenic views and is perfectly positioned within a **HIGHLY SOUGHT-AFTER CENTRAL VILLAGE** location. Beautifully extended and **METICULOUSLY REFURBISHED** to a wonderful standard, the property showcases **ELEGANT, LIGHT-FILLED INTERIORS** and **THOUGHTFULLY DESIGNED LIVING SPACES** arranged over two levels.

Guide Price: £850,000

The accommodation extends to approximately 1,400 sq ft and has been beautifully designed and meticulously finished throughout, offering an exceptional blend of elegant contemporary style and practical family living.

The ground floor comprises a welcoming and stylish entrance hall, guest cloakroom, a comfortable and tastefully appointed sitting room, and a well-equipped utility room. At the heart of the home is a stunning, luxury kitchen/breakfast room, finished to an impressive specification and featuring premium fittings, a striking central island, and a dedicated dining area. This beautifully designed space flows seamlessly into a bright and contemporary family room, where expansive bi-folding doors open onto the rear garden, creating a superb setting for modern indoor-outdoor living and effortless entertaining.





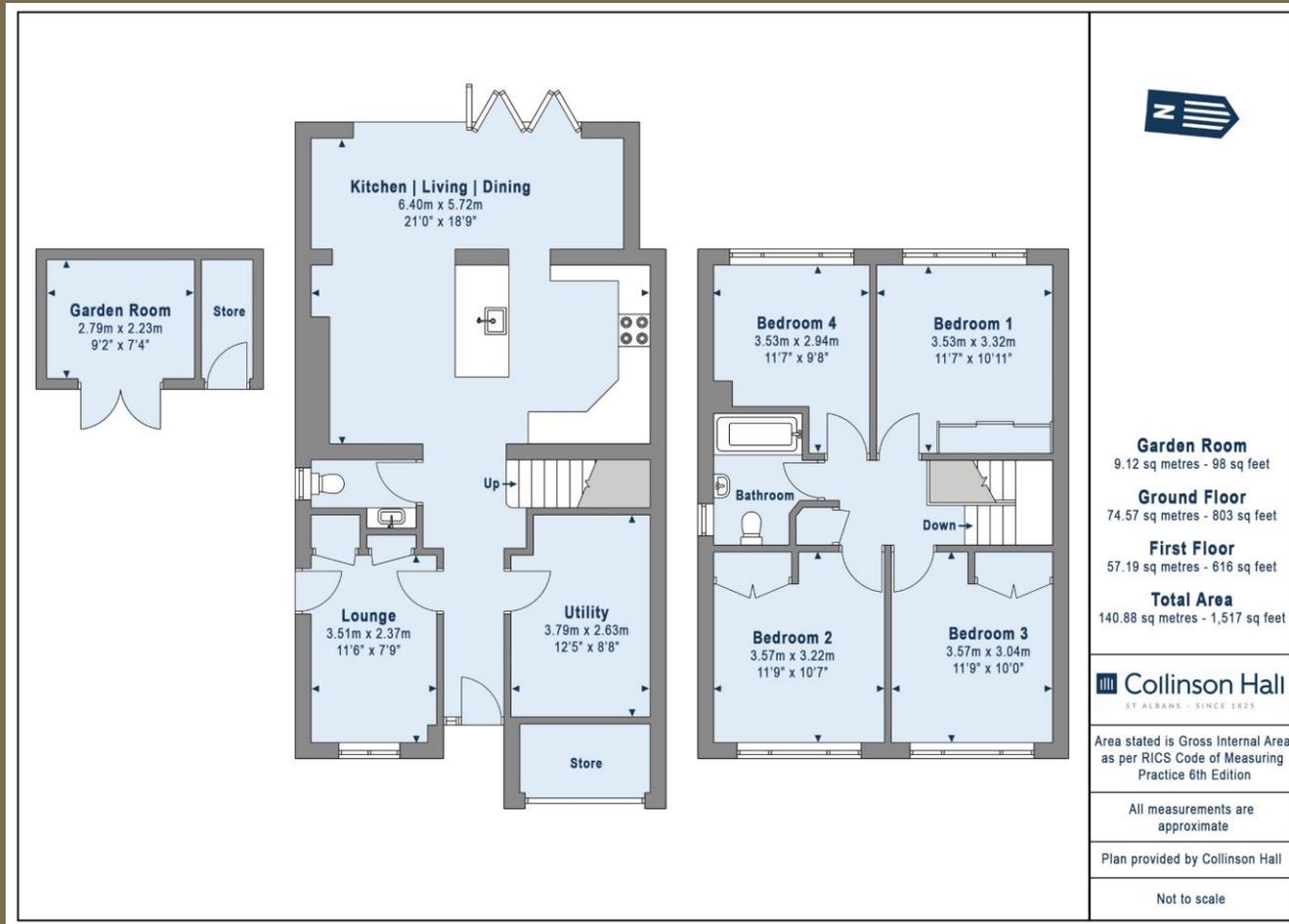
To the first floor are four generously proportioned double bedrooms, three of which benefit from built-in wardrobes, along with a stylish, contemporary refitted family bathroom finished with sleek modern fixtures and fittings. There is also convenient access to loft storage. Externally, the property offers off-road parking, side access, and a well-designed, low-maintenance rear garden, perfect for relaxation and entertaining. The garden is further complemented by a versatile home office, ideal for remote working, a studio, or a creative space.

Wheathampstead is a thriving and highly sought-after village offering an excellent range of amenities including independent restaurants, a supermarket, bakery, traditional butchers and post office. The area is also well served by highly regarded schools, including St Albans High School for Girls (STAHS), St Helen's and Beech Hyde Primary Schools, and Katherine Warington School (KWS). Rich in Roman heritage, the village is surrounded by beautiful open countryside, with plenty of scenic walks and green spaces to enjoy.

EPC Rating: D 57
Council Tax Band: F







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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