





A spacious and WELL-PRESENTED three/four bedroom family home situated within a sought after CUL-DE-SAC just moments from the High Street within the vibrant village of WHEATHAMPSTED.

Asking Price: £550,000

The property benefits from approximately 1400 square feet of accommodation arranged over three levels comprising the ground floor with an entrance hall, cloakroom, bedroom four/reception room, and spacious living room with delightful sun terrace. The basement leads to an open plan kitchen/dining room, utility area and integral garage. On the first floor there are three bedrooms, family bathroom and access to loft space.

Outside, the driveway provides off road parking and to the back of the property leads to a good size low maintenance rear garden. Granary Close is well positioned to take advantage of the extensive range of restaurants, local pubs, excellent schools and open spaces that the village has to offer.





Entrance Hall

Kitchen/Diner 4.85m x 4.60m (15'11" x 15'1").

Utility Room

Lounge 5.00m x 4.64m (16'5" x 15'3").

Reception Room 4.04m x 2.52m (13'3" x 8'3").

WC

Bedroom 1 3.00m x 4.64m (9'10" x 15'3").

Bedroom 2 4.26m x 2.57m (14' x 8'5").

Bedroom 3 3.22m x 1.98m (10'7" x 6'6").

Bathroom 1.74m x 2.00m (5'9" x 6'7").

Garden

Garage 5.11m x 2.37m (16'9" x 7'9").







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.