



PUTTERILLS

est. 1992

32 Lattimore Road, Wheathampstead, St Albans, AL4 8QE

Guide price £475,000

CHAIN FREE THREE BEDROOM CHALET BUNGALOW WITH GARAGE, CAR PORT, DRIVEWAY AND GENEROUS GARDEN IN QUIET LOCATION 0.4 MILES OF HIGH STREET AND SCHOOLING

CHAIN FREE chalet bungalow is situated in a quiet Wheathampstead location within short walking distance of local schooling and the High Street and a short drive of Harpenden, St Albans and Welwyn Garden City centres. Offering prime opportunity to update and extend, the accommodation comprises entrance porch and hall, dining room, living room with patio doors to the rear garden, third double bedroom/reception room, kitchen, newly fitted shower room and wc to the ground floor with two double bedrooms to the first floor. Outside a generous west facing lawned rear garden with patio and lawned frontage with driveway, car port and garage providing off road parking.

THE AREA

Situated in a quiet Wheathampstead location within short walking distance (0.4 miles) of local schooling, countryside and Wheathampstead High Street which offers a range of amenities such as doctors, dentists, Post Office, pubs and restaurants. Within less than 3 miles is Harpenden town centre with wide variety of facilities including shops, restaurants, cafes, entertainment, sports and leisure along with a mainline station with services into London and St Albans. St Albans city centre and Welwyn Garden City town centre are also within close proximity.

FRONT DOOR OPEN TO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Staircase to the first floor. Access to:

DINING ROOM 12'6" x 11'4" (3.81m x 3.45m)

Window to the front.

LIVING ROOM 17'10" x 11" (5.44m x 3.35m)

Open fireplace with feature surround and hearth. Patio doors onto the rear garden.

KITCHEN 9'10" x 7'6" (3.00m x 2.29m)

Fitted with wall and base units with worktops over and tiled splash backs. Stainless steel sink and drainer. Gas cooker point. Space for under counter fridge. Plumbing for washing machine. Window and door to the side.

SHOWER ROOM

Newly fitted suite with wash hand basin and walk in shower. Tiled walls. Window to the front.

WC

Window to the side.

BEDROOM THREE/RECEPTION ROOM 11' x 10'2" (3.35m x 3.10m)

Window to the rear.

FIRST FLOOR

LANDING

Window to the side. Access to:

BEDROOM ONE 17' x 12'6" (5.18m x 3.81m)

Fitted wardrobes. Stripped wood flooring. Window to the front.

BEDROOM TWO 15'11" x 9'9" (4.85m x 2.97m)

Windows to the rear with fitted secondary glazing.

OUTSIDE

FRONT

Laid to lawn with hedged boundaries. Driveway providing off road parking with gates leading to car port and garage. Side access to the rear garden.

GARAGE

Up and over door to the front. Door to the rear garden.

REAR GARDEN

West facing garden laid to generous lawn with patio to the immediate rear of the property. Timber shed. Fenced and hedged boundaries. Side access to the front.

FURTHER INFORMATION

Council tax band: E

EER: D

Please note the owner of this property is an associate of Putterills of Hertfordshire.

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS

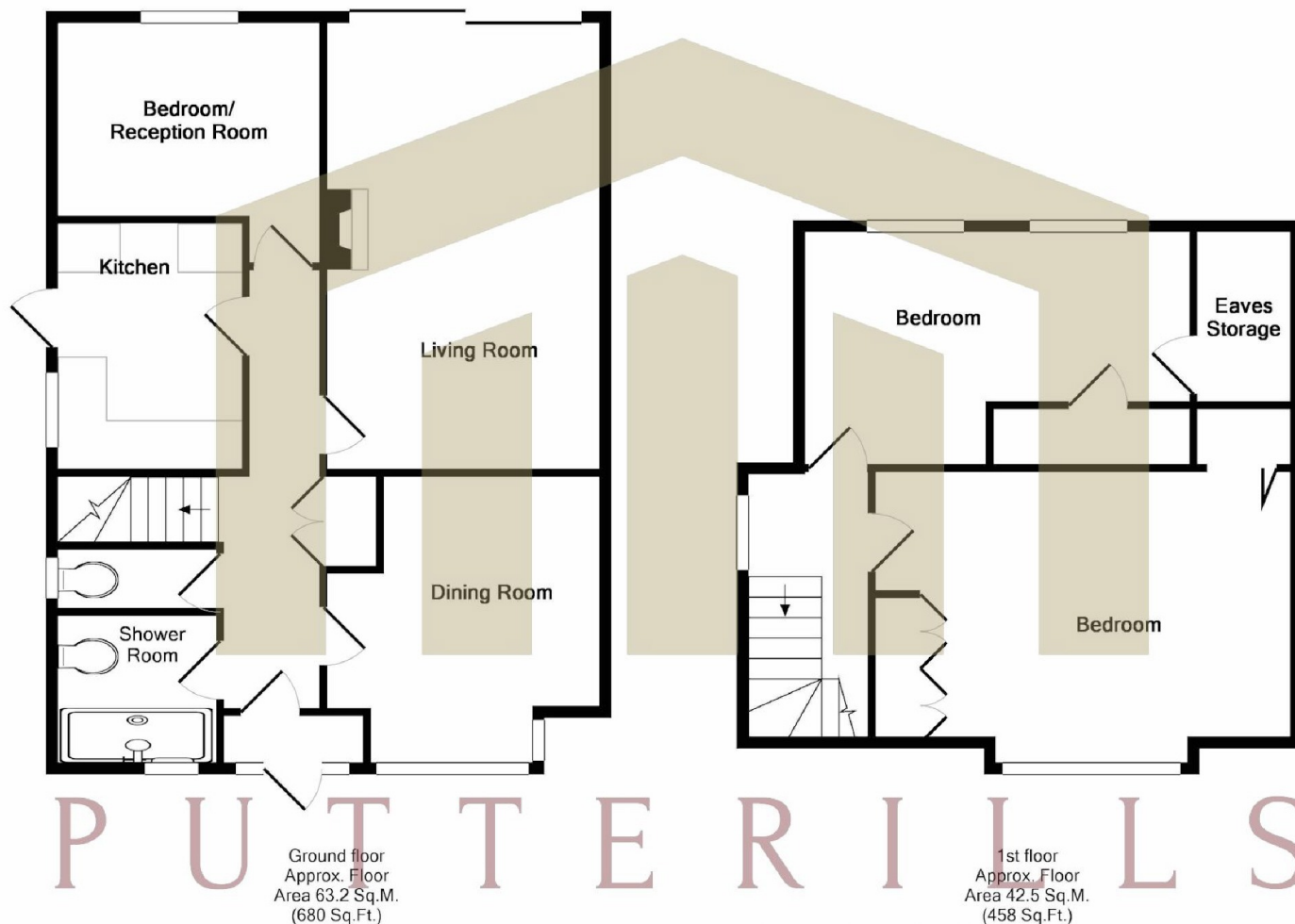
MORTGAGE REQUIRED?

Talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss options. Contact 01707 393333.









Total Approx. Floor Area 105.7 Sq.M. (1138 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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putterills.co.uk | 01707 393333 | wgc@putterills.co.uk

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