



Marford Road, Wheathampstead, AL4 8NG

Price £499,950



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A extremely spacious three bedroom semi detached home in this popular Hertfordshire village setting close to the High Street and excellent schooling. The property backs onto allotments and enjoys superb views across rolling countryside.

The accommodation comprises; entrance porch, 23'11 lounge/diner, kitchen, utility room and cloakroom on the ground floor. The first floor accommodates three bedrooms, a large family bathroom and spacious landing area. Externally there is an integral garage and a low maintenance rear garden.

Wheathampstead is a charming Hertfordshire village located on the East side of Harpenden providing a variety of shops, restaurants and two excellent primary schools. The more comprehensive shopping facilities including mainline railway stations of both Harpenden and St Albans lie within a short driving distance.



ACCOMMODATION

Entrance Porch

Window to front and side, door leading to:

Living/Dining Room 24'0 x 12'0 (7.32m x 3.66m)

Living Room

Feature fireplace, radiator, wood floor boards, bay window to front.

Dining Area

Staircase off, radiator, arched window to rear.

Kitchen 9'0 x 12'9 (2.74m x 3.89m)

Range of base units with granite worktops, butler style sink unit, built in oven, and hob, tiling, radiator, tiled floor, space and services for fridge/freezer, windows to side and window to rear.

Rear Lobby

Radiator, tiled flooring, access to loft space, door to side.

Utility Room 5'5 x 7'3 (1.65m x 2.21m)

Space for washing machine and dishwasher, radiator, tiled flooring, window to rear.

Cloakroom

Low level WC, wash hand basin, tiled flooring, down lights, frosted window to side.

First Floor

Landing/Study Area 11'0 x 9'5 (3.35m x 2.87m)

Access to loft space, radiator, built in stairs storage cupboard, airing cupboard with radiator, window to rear overlooking the rear garden, doors leading to:

Bedroom One 11'0 x 11'2 (3.35m x 3.40m)

Feature fireplace, radiators, floorboards, windows to front.



Bedroom Two 11'0 x 7'11 (3.35m x 2.41m)

Radiators, picture rail, built in wardrobe, window to rear.

Bedroom Three 9'0 x 7'5 (2.74m x 2.26m)

Radiator, window to rear.

Family Bathroom 8'7 x 10'0 (2.62m x 3.05m)

Attractive white/chrome suite comprising roll top style bath, pedestal wash hand basin, high flush WC, shower cubicle, down lights, window to rear.

Exterior

Front Garden

Low level retaining wall, gated side access to rear garden.

Garage

Automatic up and over door, power and light, access through to rear garden.

Rear Garden

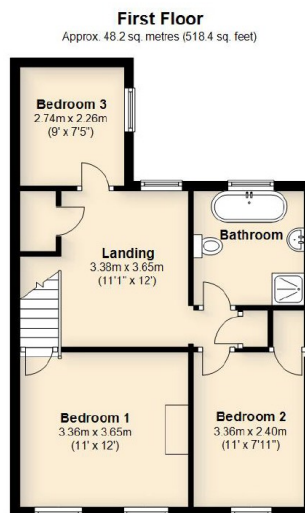
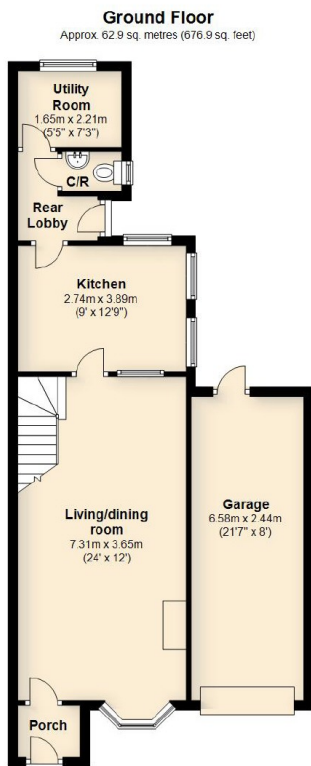
Laid to lawn with patio area, outside tap, brick built storage shed with power and light.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

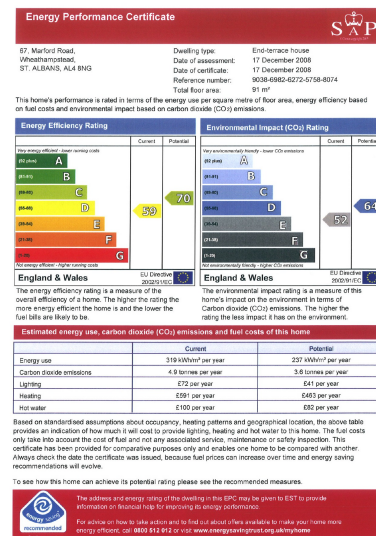
Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.



Total area: approx. 111.0 sq. metres (1195.3 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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