



Folly Fields, Wheathampstead, AL4 8HJ

Offers in excess of £650,000





## Folly Fields, Wheathampstead, AL4 8HJ

An extremely spacious five bedroom semi detached home located in a highly sought semi rural setting near to both Harpenden and Wheathampstead. The property benefits from a private secluded garden and lies within a short walk of Folly Field which has a children's play area and large playing field with access to fantastic country walks.

The accommodation comprises; entrance hall, cloakroom, living room, dining room, family room and 24'9 kitchen/breakfast room on the ground floor. The first floor has five good sized bedrooms with a refitted en-suite bathroom to the master bedroom and large refitted family bathroom.

Externally there is a two car driveway leading to a large single garage. there is a small side patio and a secluded garden.

Folly Fields is located with 2 miles of the mainline station in Harpenden and also within easy reach of excellent schooling in both Harpenden and Wheathampstead.





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Radiator, cloaks cupboard, built in airing cupboard housing gas boiler and Mega Flo hot water tank providing mains water pressurised system, tiled floor, frosted window panels to front.

#### Dining Room 11'7 x 10'8 (3.53m x 3.25m)

Radiator, serving hatch to kitchen, tiled floor, window to side.

#### Inner Hall

Tiled floor.

#### Cloakroom

Refitted suite in white/chrome comprising vanity wash hand basin and low level W.C. Radiator, tiled floor, wind to side.

#### Living Room 16'7 x 12'0 (max) (5.05m x 3.66m (max))

Superb brick fireplace with wood burning stove. Radiator, television point, tiled floor, window to side and door leading to small private patio area.

#### Family Room 12' x 10'7 (3.66m x 3.23m)

Radiator, wood laminate flooring, staircase to first floor, French doors and window to side.

#### Kitchen/breakfast Room 24'9 x 9'2 (7.54m x 2.79m)

Range of floor and wall mounted units, work surface with inst sink unit, built in oven, hob and cooker hood. Space and services for fridge and dishwasher. Tiling, radiators, space for table and chairs, telephone point, tiled floor, window to front.

### First Floor

#### Landing

Access to loft space, radiator.

#### Bedroom One 12'0 x 11'6 (max) (3.66m x 3.51m (max))

Fitted wardrobe, high level cupboards, radiator, telephone point, window to front. Door to:

#### Ensuite Bathroom

Refitted suite in white/chrome comprising panelled bath with shower above, vanity wash hand basin and concealed flush W.C. Chrome towel radiator, fully tiled walls, under floor heating, window to side.



**Bedroom Two 12'0 x 11'6 (max) (3.66m x 3.51m (max))**

Radiator, window to side enjoying views across fields.

**Bedroom Three 12'10 x 8'1 (3.91m x 2.46m)**

Radiator, vanity wash hand basin, window to front.

**Bedroom Four 11'7 x 8'10 (3.53m x 2.69m)**

Fitted wardrobe, radiator, access to loft space, window to side with partial views across distant countryside.

**Bedroom Five 9'2 x 8'4 (2.79m x 2.54m)**

Radiator, Built in cupboard, floorboards, window to side.

**Bathroom 10'0 x 7'0 (3.05m x 2.13m)**

Superb refitted suite in white/chrome comprising spa bath, vanity wash hand basin, shower cubicle and concealed flush W.C. Radiator, chrome towel radiator, tiling, down lights, tiled floor with underfloor heating, extractor fan, windows to side.

**Exterior**

**Front Garden**

Flower and shrub bed, block paved driveway for two cars leading to garage, outside lighting, gated side access to rear.

**Garage 26'1 x 8'11 (7.95m x 2.72m)**

Power and light, space for washing machine, tumble dryer and additional fridge. Door to rear leading to side patio.

**Side Patio Area**

Private patio area accessed from the living room and integral garage.

**Garden**

Delightful private and secluded garden with lawn and flower/shrub beds. Patio area, panelled fencing, outside lighting and water tap.

**Environmental Impact**

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.



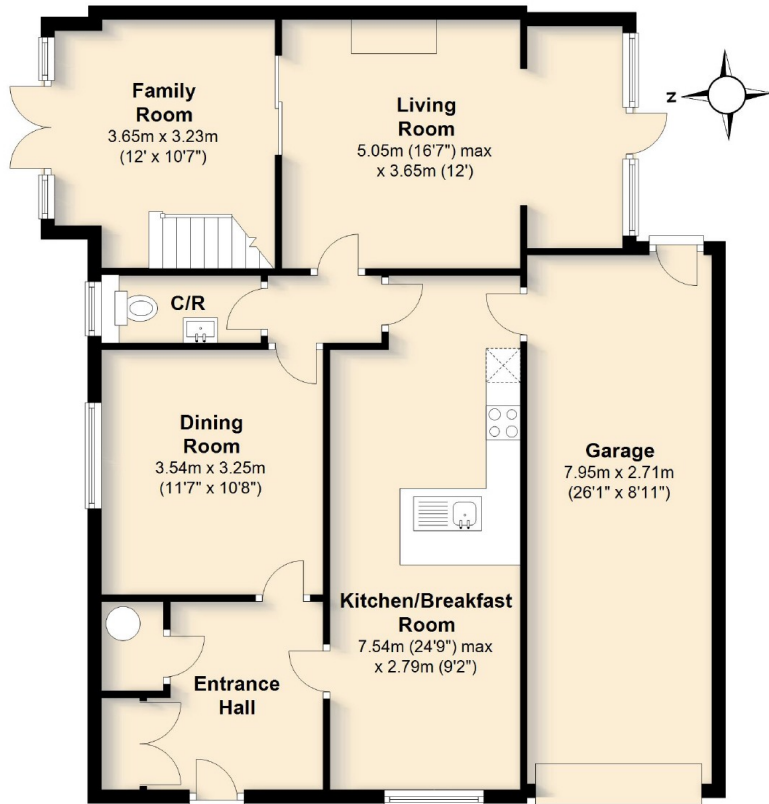






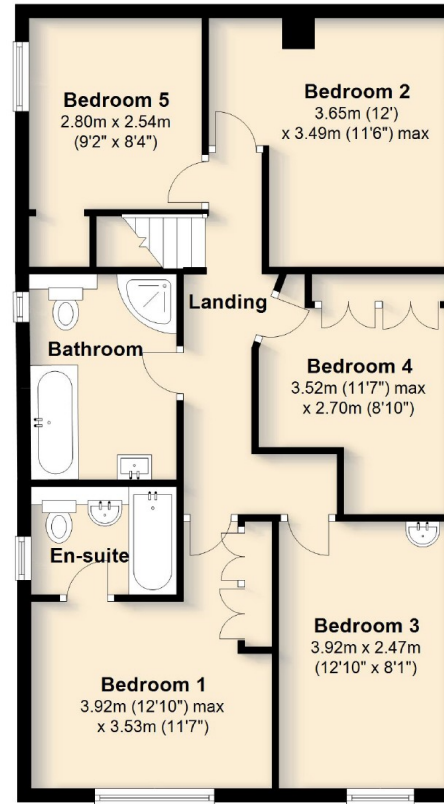
## Ground Floor

Approx. 98.0 sq. metres (1055.2 sq. feet)



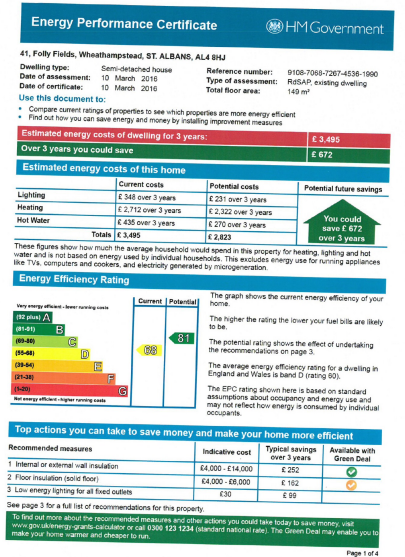
## First Floor

Approx. 68.8 sq. metres (740.5 sq. feet)



Total area: approx. 166.8 sq. metres (1795.7 sq. feet)

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



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