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& Tate**  
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Waddling Lane, Wheathampstead, Hertfordshire, AL4 8FD

**£2,950 PCM**



A stunning five bedroom detached family house set within in a sought after private cul-de-sac. The property benefits from a refitted kitchen/diner overlooking the landscaped rear garden. All three bathrooms have been refitted and modernised. The High Street and excellent schooling are only a short walk away. Wheathampstead is a thriving village surrounded by rolling countryside yet close to all major communication links including the Thameslink railway station less than three miles away in Harpenden. AVAILABLE EARLY APRIL. UNFURNISHED SORRY NO PETS.

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## Introduction

Accommodation comprises: Entrance Hall, Cloakroom, Study, Lounge, Kitchen / Diner, Utility Room, Dining Area, Conservatory, Master Bedroom with Ensuite Shower Room, Two First Floor Double Bedrooms, Family Bathroom, Two Second Floor Double Bedrooms, Second Floor Bathroom, Single Garage, Front and Rear Gardens, Driveway with Parking for Four Vehicles.

## Ground Floor Accommodation

### Entrance Hall

Double glazed composite front door through to entrance hall. Tiled floor. Radiator. Stairs to first floor with storage area under. Stair lighting. Doors to:

### Cloakroom

Comprising low level flush WC. Wash-hand basin with storage cupboard under. Tiled splash-backs. Tiled floor. Stainless steel heated towel rail. Extractor fan.







### **Study 8'8 x 9'10 (2.64m x 3.00m)**

Double glazed window to front. Radiator. Wooden floor. Built-in storage cupboard.

### **Lounge 15'5 x 13'0 (4.70m x 3.96m)**

Feature sandstone fireplace with gas living flame fire with sandstone surround and hearth. Chimney breast. Two radiators. Double glazed window to front. Wooden floor. TV point. Casement doors through to:

### **Kitchen / Diner 29'8 x 9'6 (9.04m x 2.90m)**

Superb range of wall and base mounted units with granite work surfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap and tiled splash-backs. Stainless steel five ring burner gas hob with stainless steel extractor unit over. Built-in Bosch double electric oven. Built-in dishwasher. Tiled floor. Space for American style fridge freezer. Six concealed spotlights. Tiled floor. Double glazed window to rear. Door through to:

### **Utility Room 7'2 x 5'2 (2.18m x 1.57m)**

Wall and base mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer. Tiled splash-backs. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Wall mounted gas fired combination boiler. Double glazed door to side.

### **Dining Area**

Tiled floor. Two radiators. Double glazed casement doors to rear. Open plan through to:

### **Conservatory 11'3 x 7'3 (3.43m x 2.21m)**

Double glazed windows to three sides. Double glazed casement doors to rear. Tiled floor. Light and power.

### **First Floor Accommodation**

#### **First Floor Landing**

Double glazed window to front. Radiator. Stairs to second floor with lighting. Doors to:

### **Bedroom One 13'0 x 12'10 (3.96m x 3.91m)**

Double glazed window to rear. Radiator. Built-in wardrobes with shelf and hanging space. Door to:

### **Ensuite Shower Room**

Comprising oversized shower with power shower over. Three concealed spotlights. Low level flush WC. Wash-hand basin with mixer tap and storage cupboard under. Tiled floor. Stainless steel heated towel rail. Double glazed window to rear. Electric shaver point.

### **Family Bathroom**

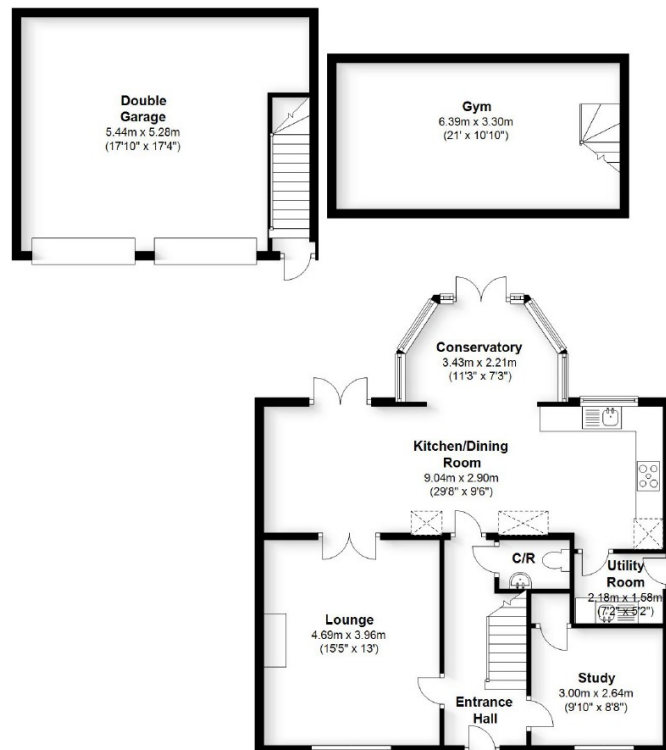
Comprising low level flush WC. Wash-hand basin with mixer tap and storage unit under. Fully tiled walls. Tiled floor. Panelled-in bath with mixer tap and hand shower. Two concealed spotlights. Separate shower cubicle with power shower. Stainless steel heated towel rail. Built-in cupboard with high powered Megaflow hot water system in airing cupboard. Double glazed window to rear.





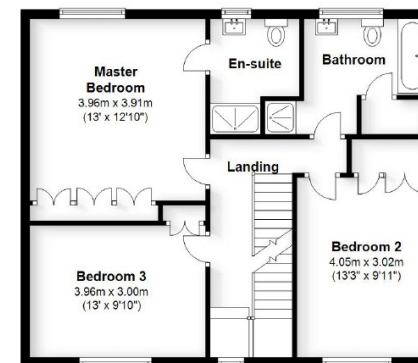
## Ground Floor

Approx. 131.9 sq. metres (1419.3 sq. feet)



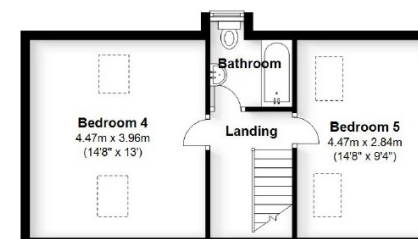
## First Floor

Approx. 68.0 sq. metres (732.1 sq. feet)



## Second Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 239.7 sq. metres (2580.5 sq. feet)

Produced for CASSIDY AND TATE  
For guidance purposes only. Not to scale. Garage and Gym are included in Square Footage.

**Bedroom Two 13'3 x 9'11 (4.04m x 3.02m)**

Double glazed window to front. Radiator.

**Bedroom Three 13'0 x 9'10 (3.96m x 3.00m)**

Built-in wardrobes with shelf and hanging space.  
Double glazed window to front. Radiator.

**Second Floor Accommodation****Second Floor Landing**

Loft access. Doors to:

**Bedroom Four 13'0 x 14'8 (3.96m x 4.47m)**

Velux windows to front and rear. Radiator.  
Sloping ceilings.

**Bedroom Five 14'8 x 9'4 (4.47m x 2.84m)**

Velux windows to front and rear. Radiator.  
Sloping ceilings.

**Bathroom**

Comprising low level flush WC. Wash-hand basin with mixer tap and storage cupboard under. Panelled-in bath with mixer tap and power shower over. Tiled floor. Double glazed window to rear. Extractor fan. Four concealed spotlights. Stainless steel heated towel rail.

**Agents Note**

The landlords will be keeping the gym above the garage for storage. They are however prepared to allow the tenant to use one half of the double garage.

**Rear Garden**

Laid to lawn with flowerbed borders. Range of shrubs and plants. Selection of trees offering a high degree of privacy. Extensive paved patio area with sun trap. Outside water tap. Courtesy lighting. Gated access to drive. Gated access back to utility room.

**Front Garden**

Path to front door. Ornamental slate chipping area with flowerbed borders. Off road parking for four vehicles.

**EPC**

Rating - D

**Disclaimer**

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

**Council Tax Rating**

St Albans District Council

**Council Tax Band**

G

**Council Tax Charge**

£2734.07





