Cassidy & Tate
Your Local Experts

King Edward Place, Wheathampstead, Hertfordshire, AL4 8FJ

Guide price £795,000

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A well presented house with three double bedrooms all with en-suite bathrooms The property is the largest design on this exclusive gated development (1735sq ft) backing the River Lea and only a moments level walk from the High Street. The property is set within stunning communal gardens and benefits from modern day creature comforts, including a fully fitted kitchen and electric under floor heating throughout. Wheathampstead High Street is less than 150m away with an array of shops and restaurants.

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Introduction

Accommodation comprises: Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Lounge, Dining Room, Conservatory, Three Double Bedrooms, Three Ensuite Bathrooms, Decking Area, Garage and Parking.

Ground Floor Accommodation

Entrance Hall

Solid timber door to entrance hall. Stairs to first floor with cupboard under housing electric meter and fuse box. Under floor heating. Doors to:

Cloakroom

Comprising low level flush WC. Wash hand basin with mixer tap and tiled splashbacks. Extractor fan. Two concealed down lighters. Underfloor heating.

Kitchen/Breakfast Room 13'6 x 9'4 (4.11m x 2.84m)

Superb range of wall and base mounted units with marble work surfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer. Built in Bosch

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double electric oven. Bosch four ring burner halogen hob with extractor hood over. Built in Smeg dishwasher. Built in Smeg fridge/ freezer. Built in washing machine. Tiled underfloor heating. Six down lighters. Double glazed window to rear.

Dining Room 13'3 x 10'5 (4.04m x 3.18m)
Three wall light points. Double glazed casement doors and windows to rear. Underfloor heating. Glazed doors to lounge.

Lounge 20'10 x 11'8 (6.35m x 3.56m)
Double glazed window to front. TV point. Telephone point. Stone fireplace with mantlepiece over. Electric fire. Three wall light points. Underfloor heating. Doors to:-

Conservatory 12' x 8'4 (3.66m x 2.54m)
Double glazed windows to two sides. Double glazed casement doors to side. Tiled floor. Underfloor heating. Four down lighters.

First Floor Accommodation

First Floor Landing
Double glazed window to front. Underfloor heating. Cupboard housing high pressure water system. Doors to:

Bedroom One 14'10 x 14' (4.52m x 4.27m)
Double glazed windows to front and rear. Built in wardrobe. Ceiling heating. Door to:

Ensuite Shower Room
Comprising low level flush WC. Pedestal wash hand basin with mixer tap and tiled splash backs. Electric shaver point. Stainless steel heated towel rail. Oversized shower cubical with shower over. Two down lighters. Extractor fan.

Bedroom Two 13'8 x 13'1 (4.17m x 3.99m)
Double glazed window to rear. Velux window to rear. Built in wardrobes with shelf and hanging space. Ceiling heating. Door to:

Ensuite Bathroom
Comprising panelled in bath with mixer tap and hand shower. Tiled splash backs. Low level flush WC. Wash hand basin with mixer tap and tiled splash backs. Storage cupboard under. Electric shaver point. Velux window to rear. Oversized shower cubical with shower over. Stainless steel heated towel rail. Three down lighters. Ceiling heating. Extractor fan.

Bedroom Three 12' x 12'3 (3.66m x 3.73m)
Double glazed window to front. Ceiling heating. Loft access. Built in wardrobes with shelf and hanging space. Door to:

Ensuite Shower Room

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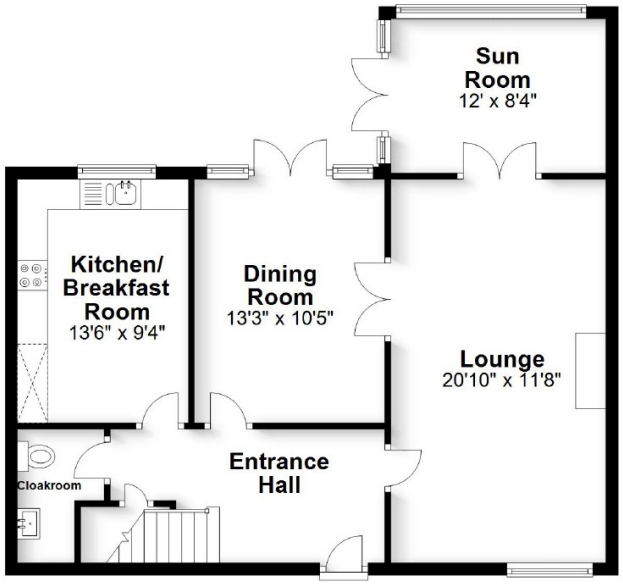
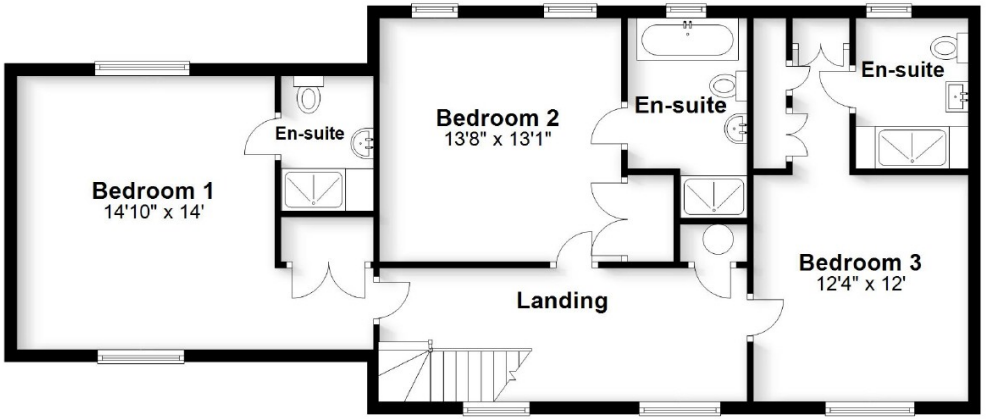
Ground Floor
Approx. 773.8 sq. feet



First Floor
Approx. 961.6 sq. feet



Total area: approx. 1735.4 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Comprising low level flush WC. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Stainless steel heated towel rail. Oversized shower cubical with shower over. Three down lighters. Double glazed window to rear. Extractor fan. Electric shaver point.

Exterior

Communal Gardens
Neat communal gardens laid to lawn with a selection of shrubs and plants. Residents seating area. Off road parking. Bin cupboard.

Rear Garden
Decking area to the rear with access from the conservatory and dining room. Garage with up and over door. Footpath to residents seating area over looking the River Lea.

EPC
Rating E

Lease Details
999 years from 2005. Ground rent £250 pa. Service charge £993 per quarter.

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

Council Tax Band
TBC

Council Tax Charge
£

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