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Folly Fields, Wheathampstead, St. Albans, AL4 8HJ

Guide Price £500,000

Freehold

Frost's

Offered for sale with no onward chain is this charming three-bedroom character cottage ideally situated near to open-fields in Wheathampstead, close to St Albans High School Prep, two state JMI schools and Katherine Warington secondary school.

The ground floor of the property comprises a kitchen/dining room that gives access to a sitting room with feature fireplace, separate study/guest room and a utility cloakroom. On the first floor there are three sizable bedrooms and a family bathroom. Externally there is an integrated garage and a pretty rear garden.

Further benefits include a recently boarded loft with newly fitted ladder, car parking towards the top of Folly Fields, and a children's play area backing onto open-fields with panoramic views.

Folly Fields is part of a quiet hamlet known as "The Folly" which is surrounded by fields and open countryside and is ideally located between Harpenden and Wheathampstead, situated just off the Lower Luton Road close to Marshall's Heath nature reserve and Gustard Wood. Harpenden mainline railway station to London is approximately 1.9 miles away. There are also good road links to both the M1 and A1(M).

Energy Rating D

Council Tax Band E

Freehold





## Features

- Three Bedroom Character Cottage
- Kitchen/Dining Room
- Sitting Room with Feature Fireplace
- Separate Study/Guest Room
- Utility Cloakroom
- Family Bathroom
- Integrated Garage
- Rear Garden



*A charming three bedroom  
character cottage*



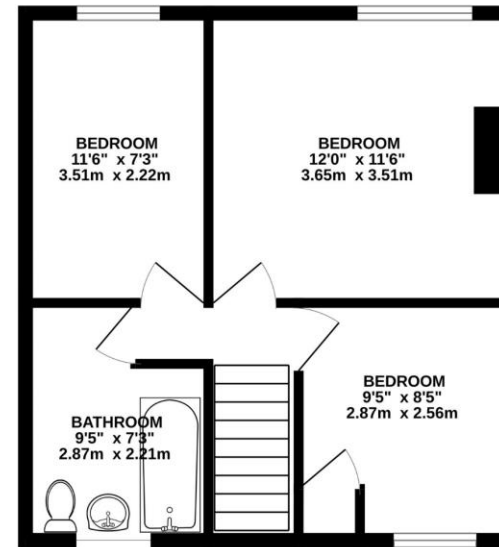
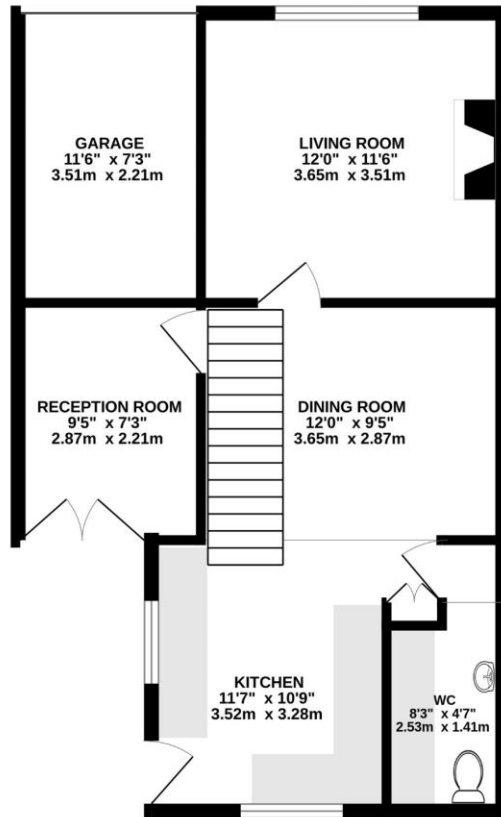


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TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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