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Beech Way, Wheathampstead, St. Albans, AL4 8LY

Guide Price £1,250,000

Freehold

**Frost's**

A beautifully presented five bedroom detached family home occupying a generous plot situated in a quiet and sought after cul de sac, Ideally located in the hamlet of Blackmore End offering easy access to both Wheathampstead village and Harpenden mainline station and highly sought after schools. This lovely home is also within walking distance of Mid Herts Golf course and surrounding countryside.

The recently refurbished and much improved 2500sqft accommodation briefly comprises of an entrance hall, sizable living room, separate playroom / study, utility room, downstairs cloakroom and incredible kitchen/dining/living room providing access onto the private landscaped rear garden. The first floor is equally as impressive, a principal bedroom features fitted wardrobes and en-suite bathroom and is perfectly complemented by 3 further double bedrooms one of which has a en suite shower room, home office / fifth bedroom and a modern family bathroom.

Externally the front garden providing ample parking and access to the double garage that offers further scope to enhance the property further whilst the large south facing private rear garden has been thoughtfully landscaped incorporating a paved patio seating area and well tended lawn making it perfect for entertaining and children to play.

Energy Rating C  
Council Tax Band G  
Freehold





## Features

- Five Bedrooms
- Sought After Location
- Beautiful Landscaped South Facing Garden
- Walking Distance to Mid Herts Golf Course
- Sizeable Living Room
- Separate Playroom/Study
- Utility Room
- Cloakroom
- Incredible Kitchen/Dining/Living Room
- Main Bedrooms with En-Suite
- Home Office/Fifth Bedroom
- Double Garage
- Further Scope to Extend STPP



*An impressive five bedroom detached family home occupying a generous plot situated in a quiet and sought after cul de sac*





*Further Scope to Extend Subject to  
the Relevant Planning Permissions.*













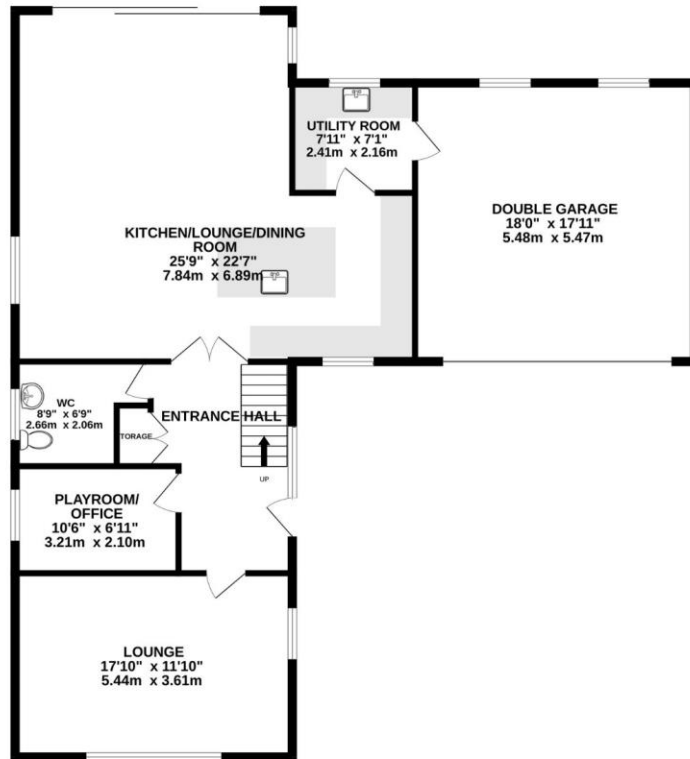
*Walking Distance to Mid Herts Golf Course.*



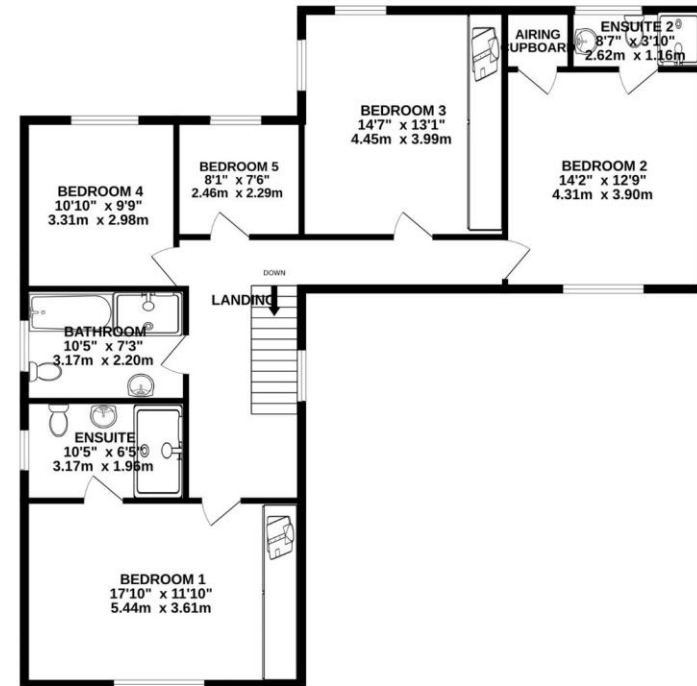




**GROUND FLOOR**  
1322 sq.ft. (122.8 sq.m.) approx.



**1ST FLOOR**  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 2500sq.ft. (232.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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