



Marshalls Heath Lane, Wheathampstead, AL4 8HS

Guide Price £725,000

Freehold

Frost's

Occupying a generous plot of approximately 0.3 acres is this charming three-bedroom semi-detached family home with planning permission approved for a part single, part two storey rear and single storey side extension with rooflights and new front porch. Ref. 5/2022/1925

This lovely home provides wonderful views of neighbouring countryside and offers flexible accommodation making it perfect for someone looking to work from home. The accommodation comprises an entrance porch, modern kitchen/dining room, dual aspect sitting room with wood burning stove, and modern family bathroom on the ground floor, whilst the first floor provides two double bedrooms with fitted wardrobes and a further single bedroom. Externally there is a front and side driveway providing ample parking, wonderful sectioned rear gardens, including a paved patio seating area with a large modern self-contained garden room, extensive lawned area with mature trees, vegetable plot, and the added benefit of outside lighting and electricity supply. Furthermore, there is electricity to the sheds located at the bottom garden and the property was fully rewired in 2023.

Hillside is ideally placed close to the village High Street, local schools, and is just a short distance to Harpenden town centre, which provides a mainline railway station to London St Pancras.

Energy Rating D

Council Tax Band E

Freehold





## Features

- Three Bedrooms
- Living Room with Wood Burning Stove
- Kitchen/Dining Room
- Family Bathroom to Ground Floor
- Fully Rewired in 2023
- Stunning Rear Gardens
- Driveway Parking
- Useful Garden Room with Kitchen Facilities



*Beautifully presented  
throughout.*





*Situated on a generous plot  
of over 0.3 acres approx.*









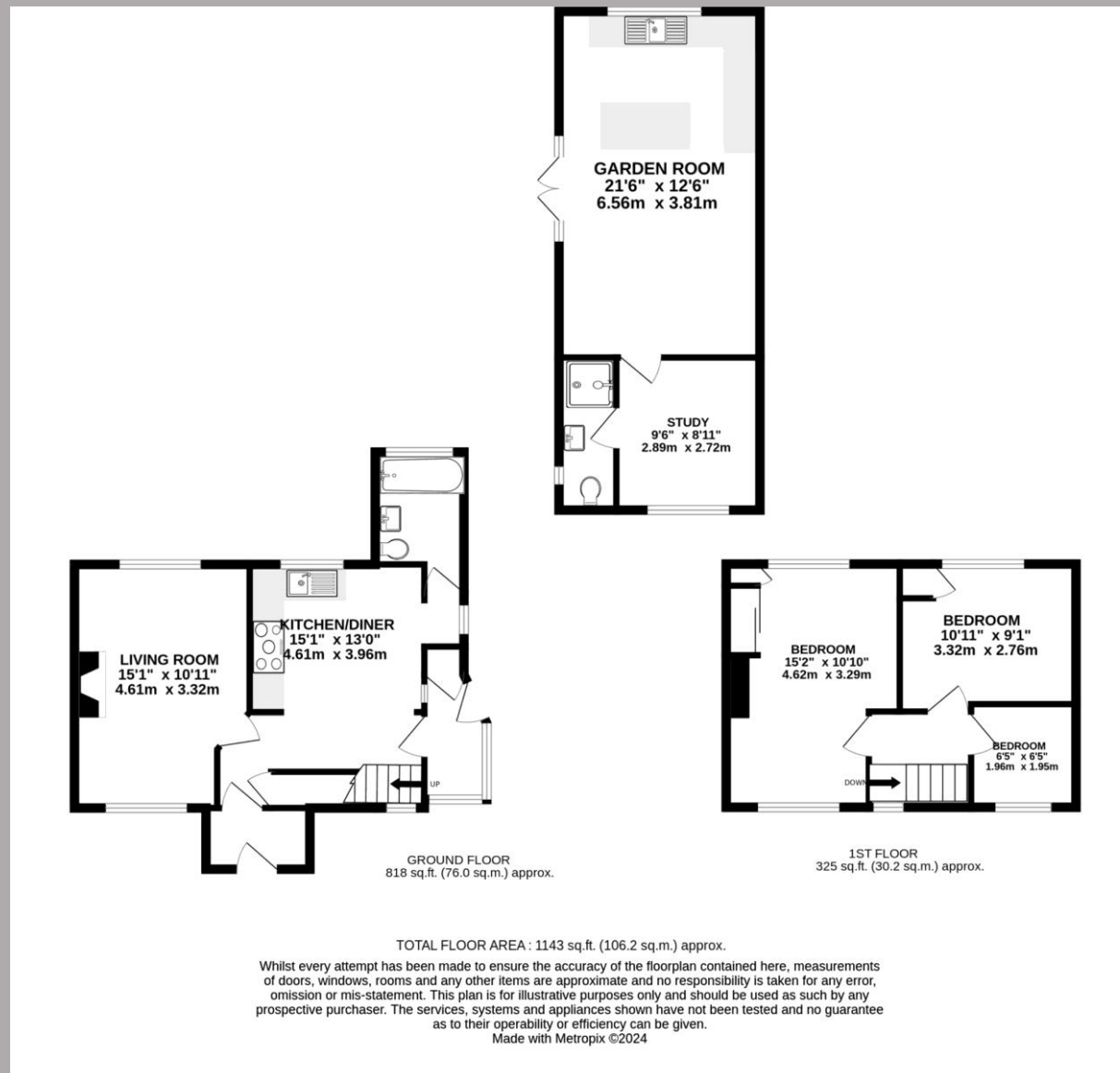


*Stunning gardens and a useful outbuilding.*









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