



Beech Way, Wheathampstead, AL4 8LY

Guide Price £1,100,000 Freehold

Frost's

Offering far reaching views of neighbouring countryside is this impressive four bedroom extended detached family home occupying a generous plot at the end of a tranquil and sought-after cul-de-sac. Ideally located in the hamlet of Blackmore End, the property is within walking distance of Mid Herts Golf course, Gustard Wood Common and surrounding countryside. Local schools and the popular amenities of attractive Wheathampstead village are within easy reach.

An entrance porch and hallway lead to a sizeable living room with a feature fireplace, separate dining room, dual aspect fitted kitchen/breakfast room, cloakroom and useful utility/store. The dining room and kitchen open onto a large conservatory with access to the rear garden. From the kitchen there is access to the double garage with ample storage space and plumbing and a door to the rear garden.

The first floor landing leads to four bedrooms and a good size family bathroom. The main bedroom benefits from an ensuite bathroom and an extensive range of fitted bedroom furniture.

Externally the beautifully kept front garden has lawned areas, shrubs and well-stocked borders. The large driveway provides ample parking and access to the double garage. A paved pathway surrounds the house. The mature landscaped rear garden provides wide views of the open countryside beyond, a spacious patio seating area with outside lighting, a summer house, ornamental pond, well-tended lawn and mature trees and various flowers and shrubs to well-stocked borders.

Energy Rating D

Council Tax Band G

Freehold





Features

- Four Bedrooms
- Generous Plot on Quiet Cul-de-Sac
- Sizeable Living Room
- Separate Dining Room
- Large Conservatory
- Dual Aspect Fitted Kitchen/Breakfast Room
- Useful Utility/Store
- Cloakroom
- Main Bedroom with Ensuite Bathroom
- Family Bathroom
- Front and Rear Gardens
- Driveway and Double Garage
- Scope to Extend STPP



An impressive four bedroom extended detached family home occupying a generous plot in this quiet and sought after cul-de-sac





*Sizeable lounge and
separate dining room*









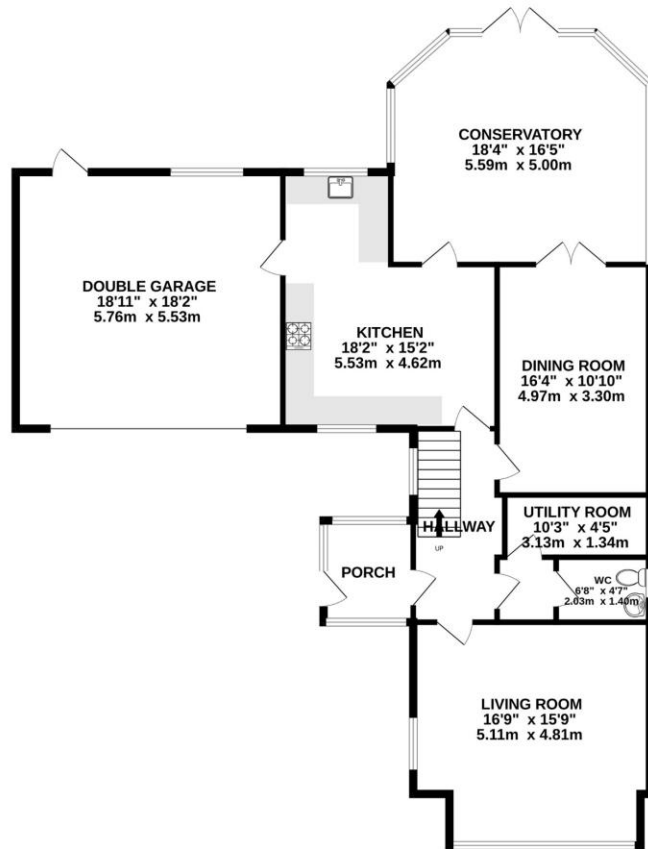
*Generous Plot on Quiet
Cul-de-Sac*



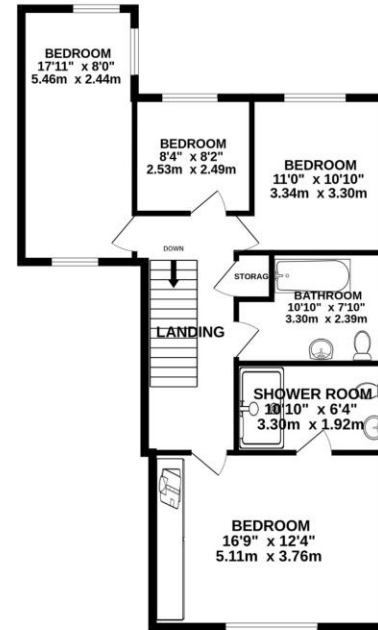




GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.9 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.
Made with Metropix ©2024

Agent Note: - This property was subject to an insurance claim for subsidence in 2000 and was subsequently underpinned. Contact the office for more information.

Wheathampstead Office | 01582 833444 | wheathampstead@frosts.co.uk | 4 High Street, Wheathampstead, AL4 8AA

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at frosts.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

