



19 Offas Way

Wheathampstead, AL4 8PB

An attractive semi-detached residence with a tastefully presented interior and the benefit of a family room addition and cloakroom/WC. The historical village of Wheathampstead rests on the banks of the river Lea and is surrounded by beautiful Hertfordshire countryside. There are a great selection of shops, restaurants, pubs, recreational amenities and well regarded schools.

Guide price £550,000

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- Extended semi-detached house with generous gardens
- 3 bedrooms and modern 3 piece bathroom suite
- Scope to further extend, subject to planning consent
- Living room with ornamental electric fire, separate family room/study and cloakroom
- Well proportioned front and rear gardens, drive parking and store room with up and over door
- Well fitted kitchen with integrated dishwasher, double electric oven and gas five burner hob, opens to a dining area
- KWS secondary (2.1 miles), Harpenden mainline station (3.1 miles), St Albans City centre (4.5 miles)
- Wheathampstead has an active and very friendly community who are rightly proud of their pretty village
- Good scope for extension (subject to planning consent)

GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

14'7 x 11'7 (4.45m x 3.53m)

Family Room/Study

11'8 x 9' (3.56m x 2.74m)

Kitchen/Dining Room

21'5 x 10' (6.53m x 3.05m)

FIRST FLOOR

Landing

Bedroom One

11'11 x 11'1 (3.63m x 3.38m)

Bedroom Two

14'8 x 9'1 (4.47m x 2.77m)

Bedroom Three

9'2 x 7'8 (2.79m x 2.34m)

Bathroom

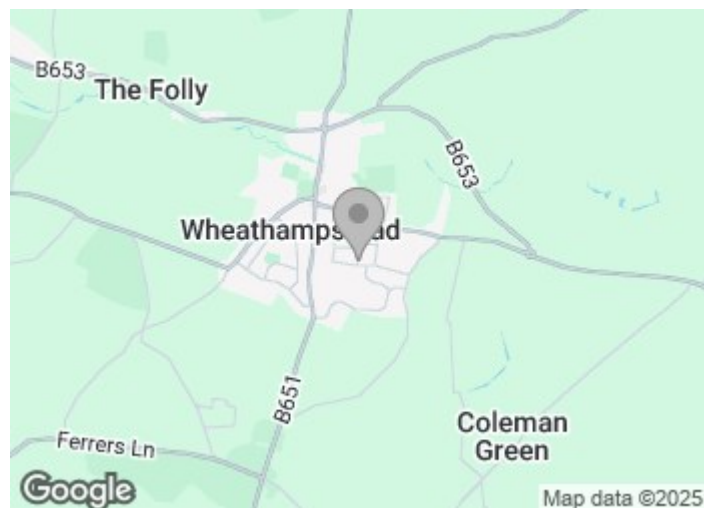
EXTERNALLY

Store Room

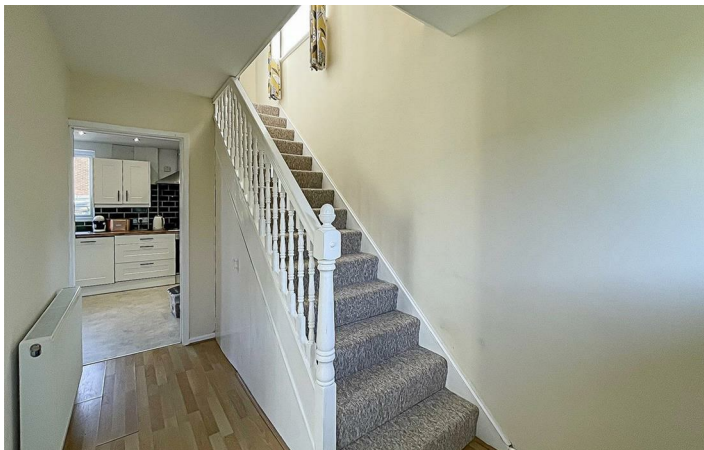
9'1 x 9' (2.77m x 2.74m)

Front Garden

Rear Garden

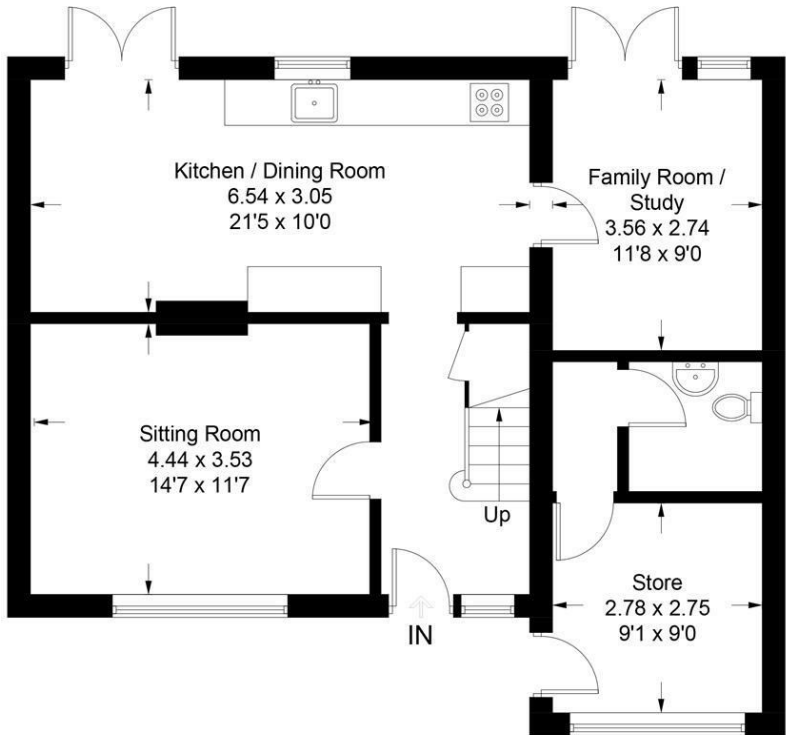


Directions

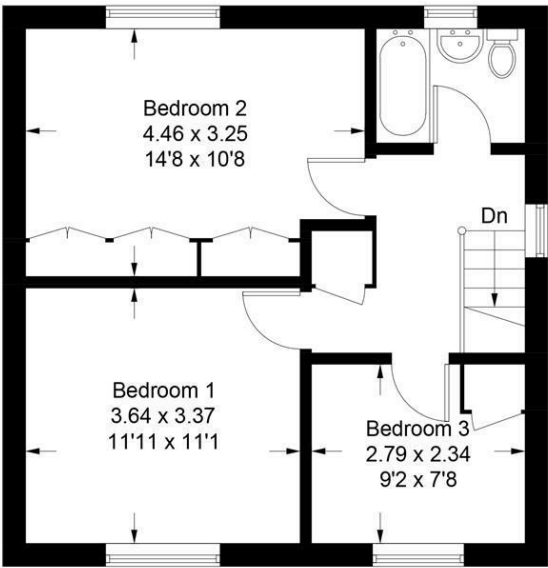


Offas Way

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft
Store = 12.8 sq m / 138 sq ft
Total = 112.6 sq m / 1212 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (958687)

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