



3 Leasey Dell Drive Wheathampstead, AL4 8HD

An impressive detached residence which sits within a generous plot amounting to approximately 0.37 of an acre, which leads down to the picturesque River Lea. The super accommodation, with notable features that include an oak framed garden room, well fitted kitchen/dining room and cinema room, is conveniently located just 2.3 miles from the mainline station in Harpenden.

Guide price £1,500,000

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- A great family home located in a unique riverside setting
- Impressive Kitchen/Dining room with granite worksurfaces and large island unit. Separate utility room
- Garaging and large block paved drive
- Living room with wood burner, beautiful oak framed garden room and Cinema Room (1st floor)
- Principal bedroom with en suite bathroom, bedroom 2 with en suite shower room, two further bedrooms and family bathroom
- Harpenden Station (2.3 miles), Wheathampstead High Street (1.1 miles)
- Spacious home office and separate study
- Delightful plot featuring a summer house and a gazebo with cedarwood shingle overlooking the river

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

18'10 x 13'3 (5.74m x 4.04m)

Garden Room

15'3 x 10'11 (4.65m x 3.33m)

Family Room

11'6 x 8' (3.51m x 2.44m)

Home Office

20'4 x 11'9 (6.20m x 3.58m)

Kitchen/Dining Room

35'7 x 16'9 max (10.85m x 5.11m max)

Utility Room

8' x 6'4 (2.44m x 1.93m)

FIRST FLOOR

Landing

Principal Bedroom

22'10 x 12'4 (6.96m x 3.76m)

En Suite Bathroom

Bedroom Two

17'6 x 13'3 (5.33m x 4.04m)

En Suite Shower Room

Bedroom Three

12'5 x 12'5 (3.78m x 3.78m)

Bedroom Four

13'3 x 8'2 (4.04m x 2.49m)

Family Shower Room

Cinema Room

22' x 13'8 (6.71m x 4.17m)

EXTERNALLY

Garage

17'10 x 17'7 (5.44m x 5.36m)

Store Room

8'10 x 8' (2.69m x 2.44m)

Summer House

17'6 x 9'6 (5.33m x 2.90m)

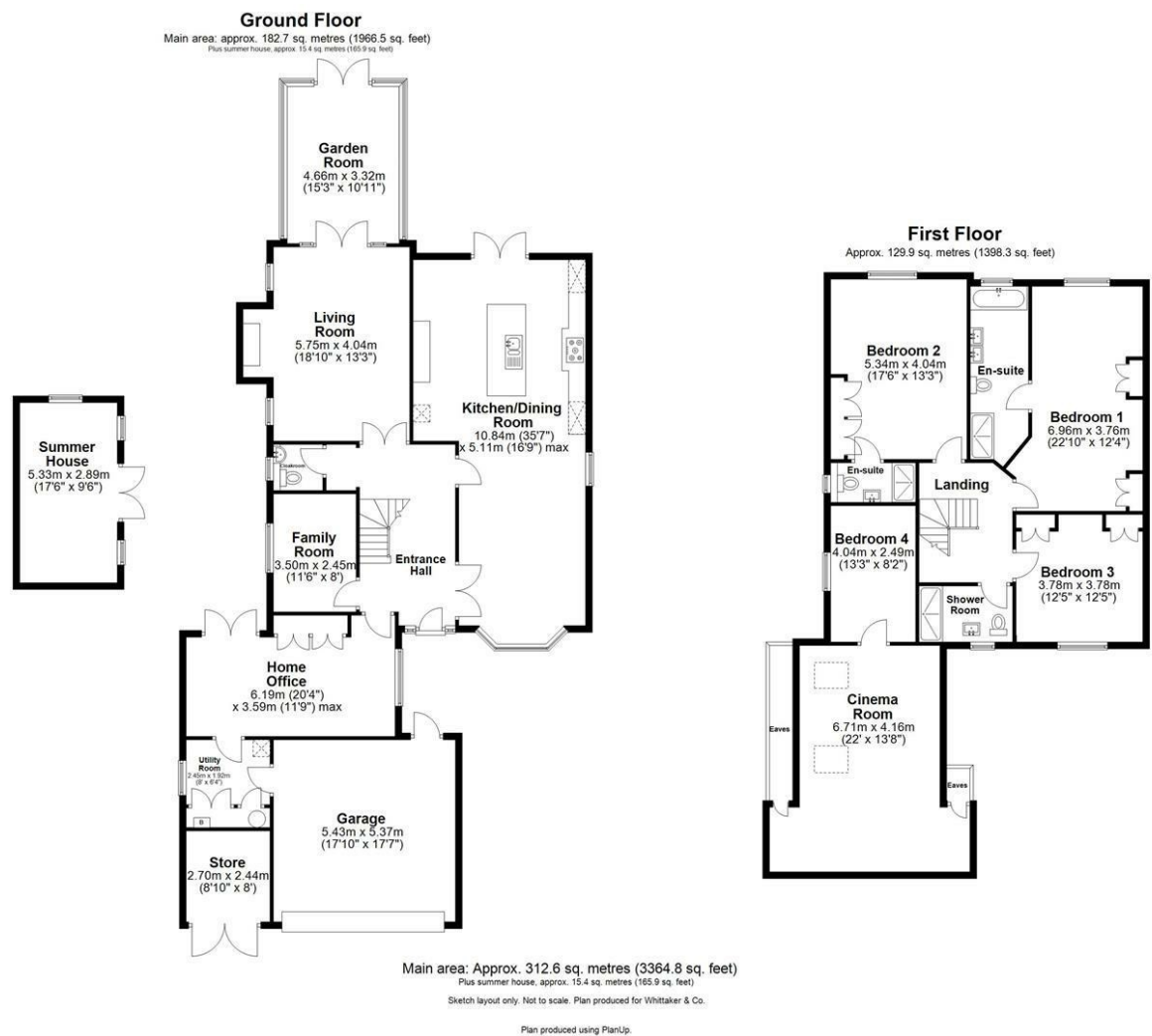
Rear Garden



Directions



Floor Plan



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