



Old Watling Street

Flamstead, AL3 8HL

Beautiful character home, arranged over three floors, circa 2280 sq ft with stunning countryside views and a private 90 ft south west facing garden. Spacious accommodation with the benefit of a ground floor principal bedroom accessed through through a secret door plus a self contained two bedroom annexe (currently used as an Airbnb). Double garage and large driveway offering ample parking. Located in the highly regarded village of Flamstead and within easy reach of both Harpenden and St Albans.

Guide price £835,000

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- Character home Circa 2280 sq ft
- Self contained two bedroom annexe
- Located in the lovely village of Flamstead
- Stunning countryside views
- Private 90 ft south west facing garden
- Within easy reach of both Harpenden and St Albans
- Ground floor principal bedroom
- Garage and large driveway
- Council Tax Band F

Hall

WC

Sitting Room

16'4" x 12'9" (4.98m x 3.89m)

Kitchen/Dining Room

21'3" x 19'6" (6.48m x 5.95m)

Principal Bedroom

17'5" x 14'7" (5.33m x 4.45m)

En-Suite Bath and Shower Room

Dressing Room (Lower Ground)

14'6" x 9'0" (4.44m x 2.76)

Bedroom Two

16'3" x 11'1" (4.96m x 3.38m)

Bedroom Three

12'3" x 11'9" (3.74m x 3.59m)

Bedroom Four

8'1" x 7'9" (2.47m x 2.37m)

Bath and Shower Room

Integral Garage

14'7" x 14'7" (4.45m x 4.45m)

ANNEXE

Kitchen

8'11" x 5'0" (2.72m x 1.53)

Bedroom

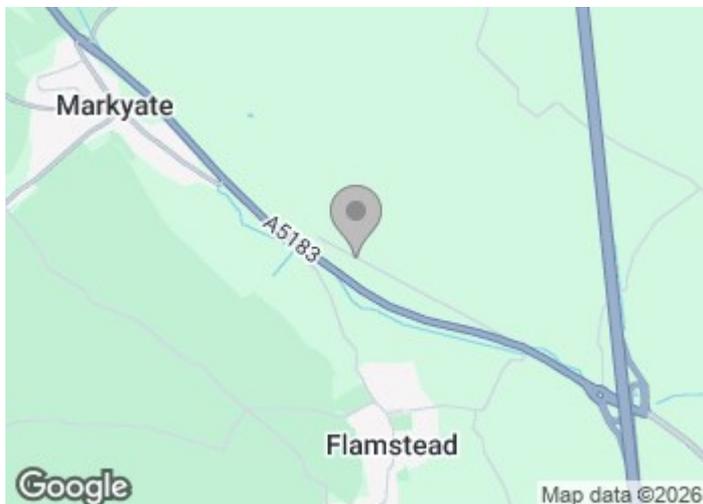
17'6" max x 8'11" (5.35m max x 2.72m)

En-Suite Bathroom

Bedroom

12'6" x 9'0" (3.82m x 2.75m)

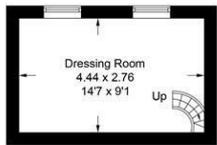
En-Suite Bathroom



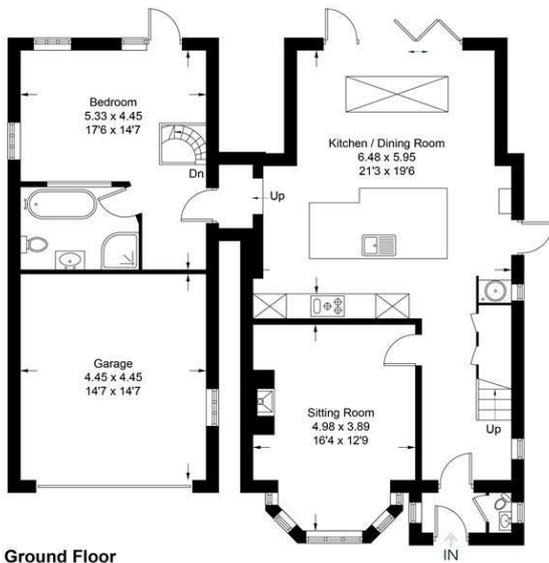


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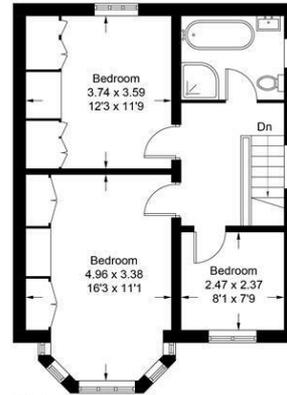
Approximate Gross Internal Area = 153.9 sq m / 1656 sq ft
 Garage = 22.2 sq m / 239 sq ft
 Annex = 35.8 sq m / 385 sq ft
 Total = 211.9 sq m / 2280 sq ft



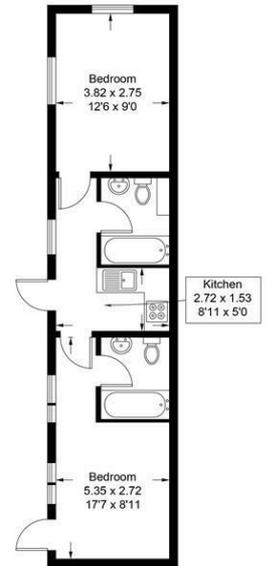
Lower Ground Floor



Ground Floor



First Floor



Annexe
(Not Shown In Actual Location / Orientation)

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. (ID1216121)

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