



## 23 Waddling Lane Wheathampstead, AL4 8FD

A tastefully presented detached family home which benefits from a skilfully executed loft conversion and open views to rear over 'The Meads'. The property is located in a small close off Waddling Lane, a well regarded road which is located just a short stroll to the High Street amenities and riverside walks into the countryside.

**Guide price £1,195,000**

# 23 Waddington Lane

## Wheathampstead, AL4 8FD



- Great detached home with loft conversion and green open views, set in a location that is popular with both families and downsizers
- Lovely first floor principal bedroom with en suite shower room, 3 further bedrooms and family bathroom
- Quick pedestrian access to the High Street shops, bars, restaurants and great village schools
- Living room, play room and separate dining room
- Second floor with excellent fitted office and spacious bedroom five
- Harpenden station, town centre shops and leisure amenities approximately 3.2 miles
- Well equipped kitchen/breakfast room with an extensive range of included appliances and adjoining utility room
- Single garage and additional parking for two cars

### GROUND FLOOR

#### Entrance Hall

#### Cloakroom

#### Living Room

19'5 max x 11'9 (5.92m max x 3.58m)

#### Play Room

13'10 x 7'9 (4.22m x 2.36m)

#### Dining Room

11'2 x 9'11 (3.40m x 3.02m)

#### Kitchen/Breakfast Room

16'11 x 11'1 (5.16m x 3.38m)

#### Utility Room

7'9 x 7'3 (2.36m x 2.21m)

### FIRST FLOOR

#### Landing

#### Principal Bedroom

18'2 x 10'9 (5.54m x 3.28m)

#### En Suite Shower Room

#### Bedroom Two

15'2 x 9'2 (4.62m x 2.79m)

#### Bedroom Three

13'8 x 8'6 (4.17m x 2.59m)

#### Bedroom Four

10'4 x 8'9 (3.15m x 2.67m)

#### Family Bathroom

### SECOND FLOOR

#### Home Office

16'4 x 10'11 (4.98m x 3.33m)

#### Bedroom Five

16'4 x 13'3 max (4.98m x 4.04m max)

### EXTERNALLY

#### Garage

16'5 x 8'2 (5.00m x 2.49m)

#### Drive Parking

#### Front Garden

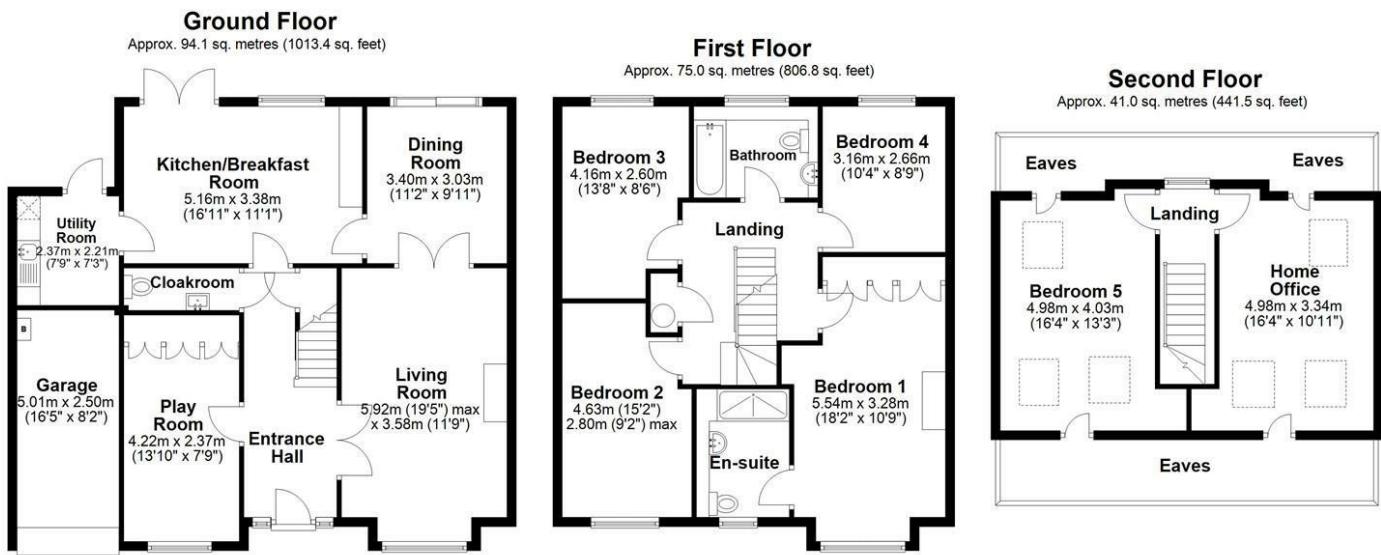
#### Rear Garden



### Directions



# Floor Plan



Total area: approx. 210.1 sq. metres (2261.7 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	72	75
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	