



Manor Road

Wheathampstead, AL4 8JG

A well presented and versatile semi-detached family home with a generously proportioned south facing garden. The property is just a short, safe walk to the well regarded Katherine Warrington School and an easy walk/drive to Harpenden mainline station.

Offers in excess of £780,000

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- 2 reception rooms and a study
- 1 ground floor and 3 first floor bedrooms
- Distant views to Aldwickbury Golf Course
- Well fitted kitchen/breakfast room
- Cloakroom and bathroom
- A short safe walk to Katherine Warrington School
- Adjoining utility room
- Generous south facing garden
- Harpenden station 2 miles (1.6 mile walk)

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

13'5 x 12'5 (4.09m x 3.78m)

Dining Room

12'5 x 9'4 (3.78m x 2.84m)

Study

8'11 x 9'7 (2.72m x 2.92m)

Kitchen/Breakfast Room

16'11 x 10 (5.16m x 3.05m)

Utility Room

8'11 x 8'11 (2.72m x 2.72m)

Bedroom Four

11'2 x 8'11 (3.40m x 2.72m)

FIRST FLOOR

Landing

Bedroom One

12'11 x 12'5 (3.94m x 3.78m)

Bedroom Two

10'7 x 8'10 (3.23m x 2.69m)

Bedroom Three

9'6 x 8'5 (2.90m x 2.57m)

Family Bathroom

EXTERNALLY

Generous South Facing Garden

Off Street Parking

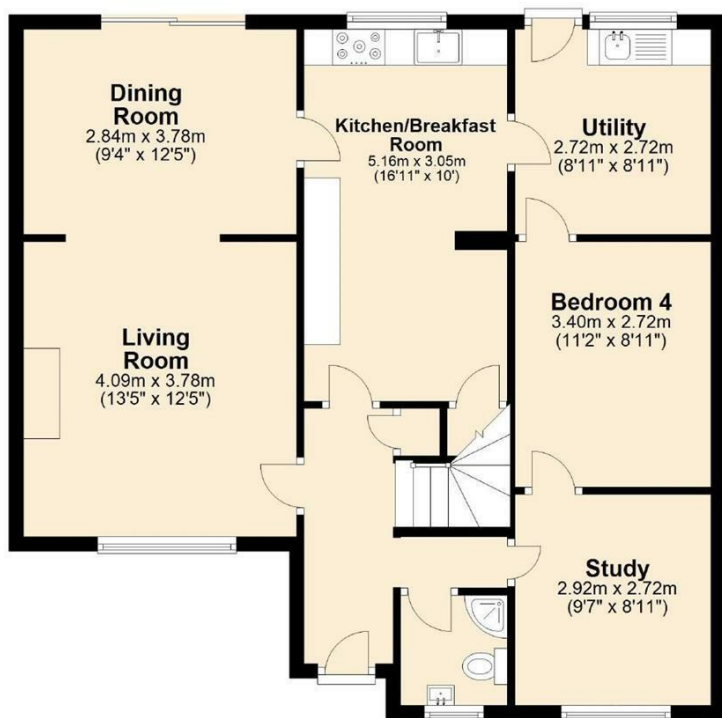




Floor Plan

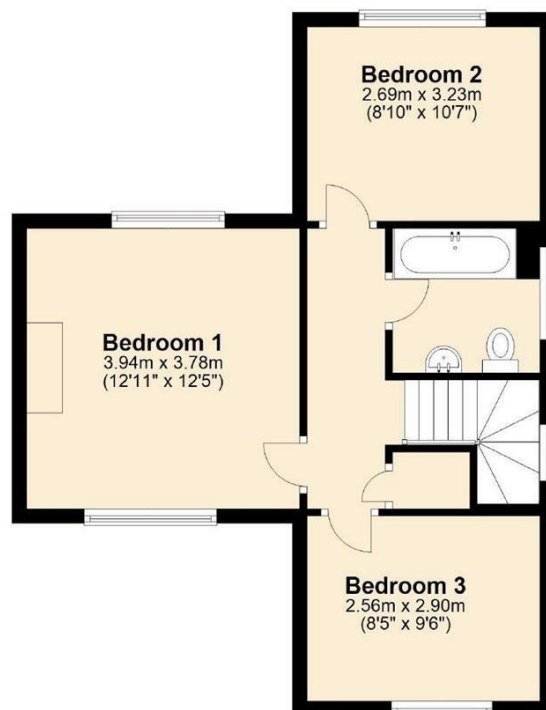
Ground Floor

Approx. 80.4 sq. metres (864.9 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 124.3 sq. metres (1338.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 70, Potential: 84

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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