



18 Wick Avenue Wheathampstead, AL4 8QB

An exceptional detached property which benefits from skilful extending and remodelling, encompassing a super specification, creating the perfect family home. The excellent ground floor living space provides everything that a modern family would desire, whilst the first floor has four large double bedrooms, serviced by two en-suite shower rooms and a family bathroom. Viewing is recommended.

Guide price £1,150,000

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- A special detached home which has been raised, extended and remodelled
- Super fitted kitchen with island and granite work surfaces. Some integrated appliances
- PV solar panels mounted on the roof to the rear
- Attractively landscaped rear garden extending to approximately 96' max
- Principal bedroom with en-suite shower room, guest bedroom 2 with dressing room and shower room, 2 further double bedrooms and family bathroom
- Wheathampstead features a good selection of shops, bars and restaurants and within reach of a selection of the excellent schools
- A well proportioned living room and two further reception rooms
- Off street parking to the front and a generous workshop/garage 36 feet deep NOTE: modification required for garage use

GROUND FLOOR

Entrance Lobby

Entrance Hall

Shower Room

8'7 x 5'8 (2.62m x 1.73m)

Play/Family Room

13' x 8'8 (3.96m x 2.64m)

Study/music room

15'5 x 10' (4.70m x 3.05m)

Lounge

20'5 x 16'2 (6.22m x 4.93m)

Kitchen/Breakfast Room

16' x 15'8 (4.88m x 4.78m)

Utility Room

9'9 x 5'2 (2.97m x 1.57m)

FIRST FLOOR

Landing

Principal Bedroom

16'3 x 12 (4.95m x 3.66m)

En-Suite Shower Room

Guest Bedroom Two

16'8 x 10'2 (5.08m x 3.10m)

En-Suite Shower Room

Dressing Room

Bedroom Three

13'7 x 13 (4.14m x 3.96m)

Bedroom Four

16'8 x 10'2 (5.08m x 3.10m)

Family Bathroom

EXTERNALLY

Garage/Workshop

36'3 x 10'2 (11.05m x 3.10m)

Off Street Parking

Rear Garden

96' max x 50' (29.26m max x 15.24m)



Directions

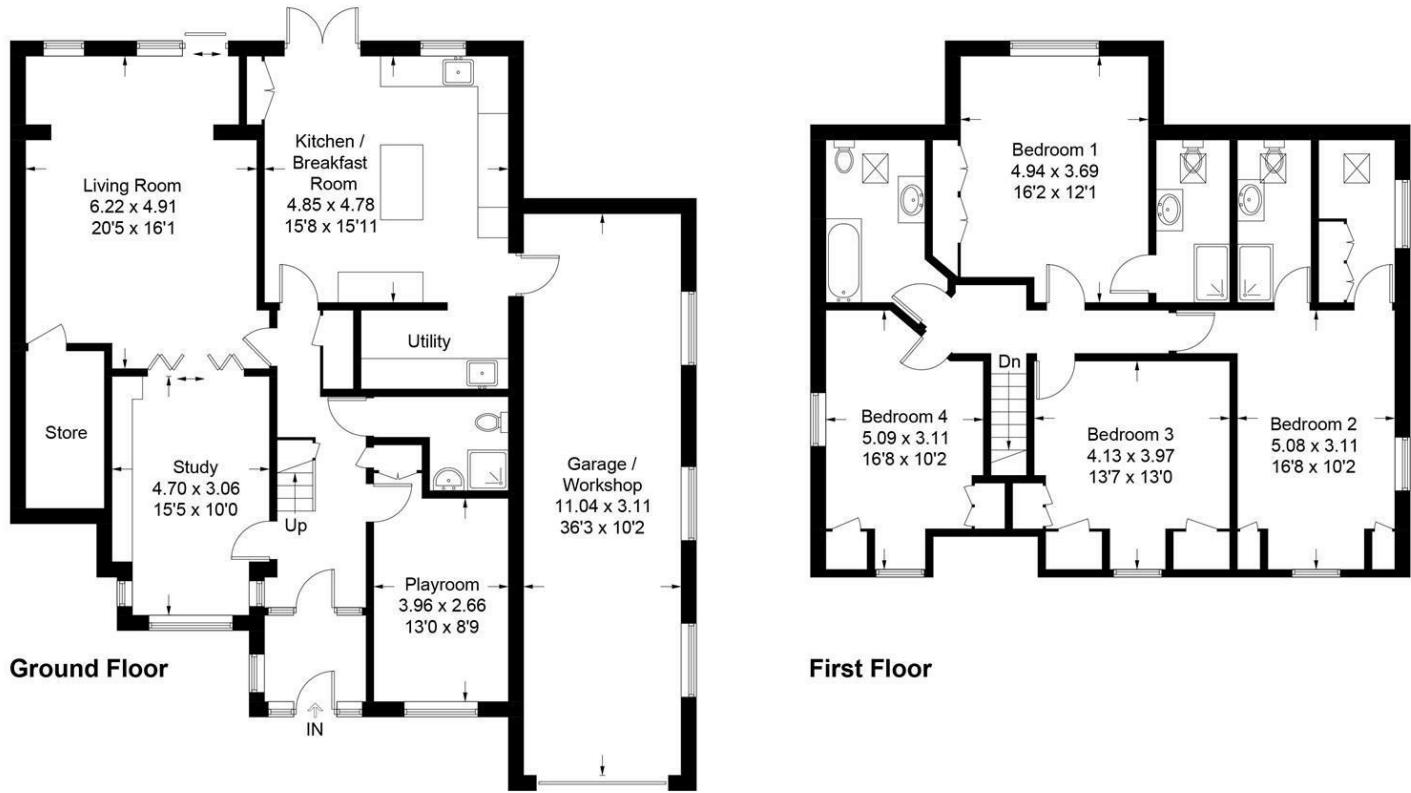


Floor Plan

Wick Avenue



Approximate Gross Internal Area = 245.1 sq m / 2638 sq ft
(Including Garage)



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. (ID1202127)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-80)	B	77	
(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			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	88	
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			