



## 6 Maltings Drive

Wheathampstead, AL4 8QJ

A thoughtfully extended detached residence with a beautifully modernised interior. Notable features include an open plan living space incorporating a kitchen area which has been generously fitted with integrated appliances. Both en-suite shower room and family bathrooms are also well fitted.

**Guide price £850,000**

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- An impressive detached residence with access to great educational facilities including two village schools, St Albans High School for girls and KWS secondary school (2.6 miles)
- Superb kitchen/dining/family room with island unit and attractive quartz work surfaces, wood burner and bifold doors to the rear garden
- Well proportioned landscaped rear garden with sun deck, shaped lawn and well stocked beds
- Living room with dual aspect wood burner and bay fronted home office/playroom
- Kitchen generously equipped with twin Neff ovens with warming drawer, dishwasher and Induction hob and downdraft extractor
- Garage with additional off street parking area in front
- Spacious bedroom Four with stunning adjoining family bathroom
- Main bedroom with en suite incorporation both a shower enclosure and separate bath. Two further first floor bedrooms
- A very sought after and exceptionally friendly village supported by numerous shops, restaurants, bars and leisure activities

### GROUND FLOOR

Entrance Hall

Living Room

15'5 x 12'5 (4.70m x 3.78m)

Home Office

14'3 x 9'11 (4.34m x 3.02m)

Kitchen/Dining/Family Room

21'3 x 16'7 (6.48m x 5.05m)

Bedroom Four

16'2 x 8'7 (4.93m x 2.62m)

Family Bathroom

### FIRST FLOOR

Landing

Bedroom One

16'11 x 12'6 (5.16m x 3.81m)

En Suite Bathroom

Bedroom Two

10'9 x 10'2 (3.28m x 3.10m)

Bedroom Three

11'5 x 10'1 (3.48m x 3.07m)

### EXTERNALLY

Landscaped Rear Garden

Lawned Front Garden

Garage

15'7 x 8'7 (4.75m x 2.62m)

Additional Off Street Parking



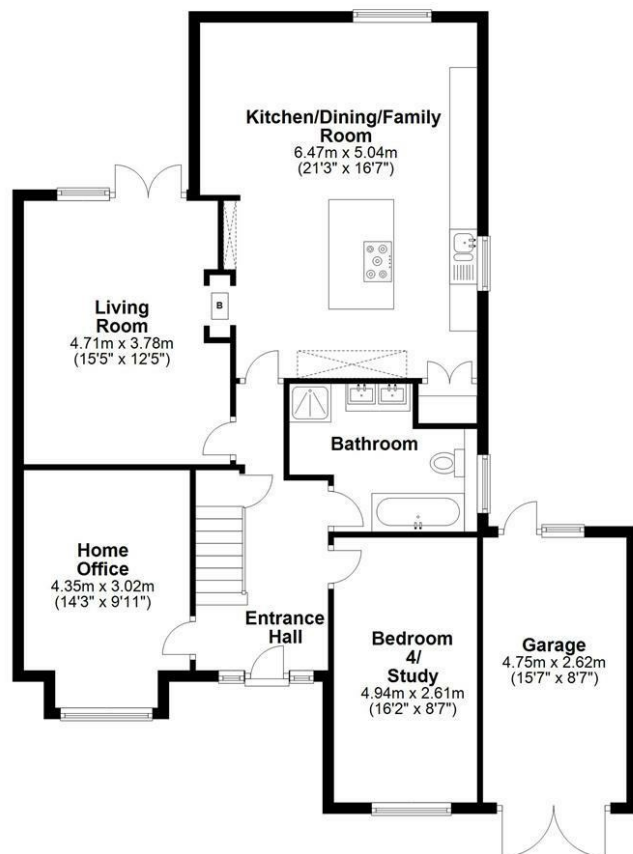
Directions



## Floor Plan

### Ground Floor

Approx. 107.1 sq. metres (1152.3 sq. feet)



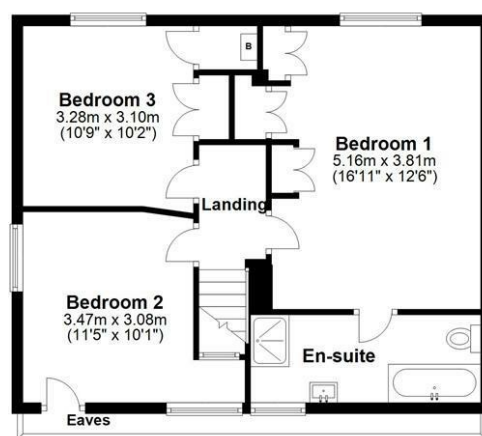
Total area: approx. 164.1 sq. metres (1766.7 sq. feet)

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

Plan produced using PlanUp.

### First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



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