



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

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

Bedroom Two

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

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)

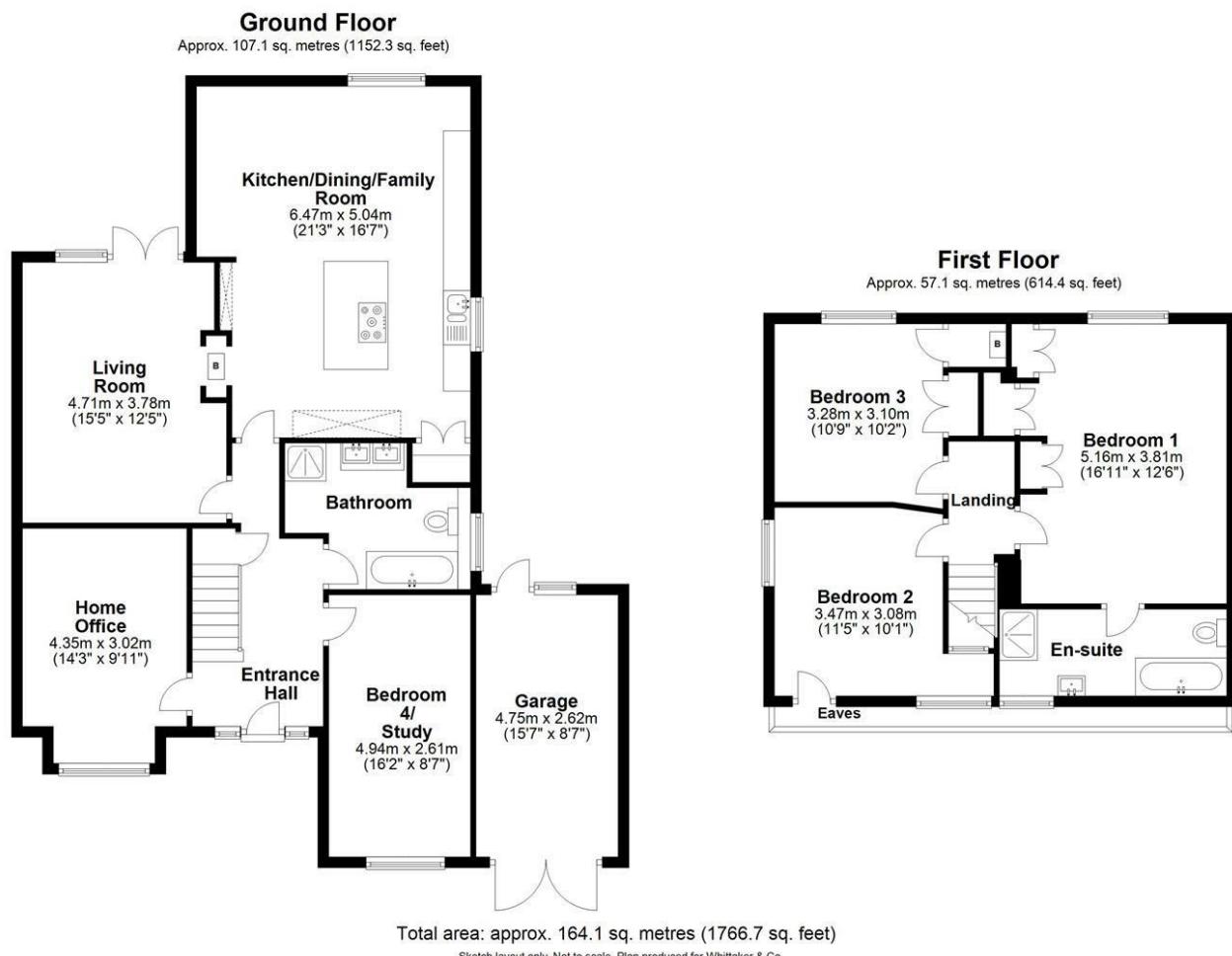
Additional Off Street Parking



Directions



Floor Plan



Plan produced using PlanUp.

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Energy Efficiency 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			
England & Wales		81	59
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) 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			
England & Wales			
EU Directive 2002/91/EC			