



## Old Watling Street Flamstead, AL3 8HL

Beautiful character home, arranged over three floors, circa 2280 sq ft with stunning countryside views and a private 90 ft south west facing garden. Spacious accommodation with the benefit of a ground floor principal bedroom accessed through a secret door plus a self-contained two bedroom annexe (currently used as an Airbnb). Double garage and large driveway offering ample parking. Located in the highly regarded village of Flamstead and within easy reach of both Harpenden and St Albans.

**Guide price £850,000**

# Old Watling Street

Flamstead, AL3 8HL



- Character home Circa 2280 sq ft
- Self contained two bedroom annexe
- Located in the lovely village of Flamstead
- Stunning countryside views
- Private 90 ft south west facing garden
- Within easy reach of both Harpenden and St Albans
- Ground floor principal bedroom
- Garage and large driveway
- Council Tax Band F

Hall

WC

Sitting Room

16'4" x 12'9" (4.98m x 3.89m)

Kitchen/Dining Room

21'3" x 19'6" (6.48m x 5.95m)

Principal Bedroom

17'5" x 14'7" (5.33m x 4.45m)

En-Suite Bath and Shower Room

Dressing Room (Lower Ground)

14'6" x 9'0" (4.44m x 2.76)

Bedroom Two

16'3" x 11'1" (4.96m x 3.38m)

Bedroom Three

12'3" x 11'9" (3.74m x 3.59m)

Bedroom Four

8'1" x 7'9" (2.47m x 2.37m)

Bath and Shower Room

Integral Garage

14'7" x 14'7" (4.45m x 4.45m)

ANNEXE

Kitchen

8'11" x 5'0" (2.72m x 1.53)

Bedroom

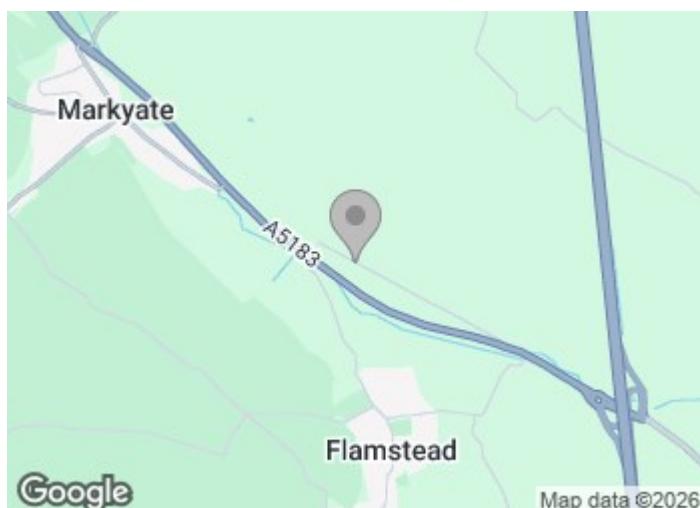
17'6" max x 8'11" (5.35m max x 2.72m)

En-Suite Bathroom

Bedroom

12'6" x 9'0" (3.82m x 2.75m)

En-Suite Bathroom

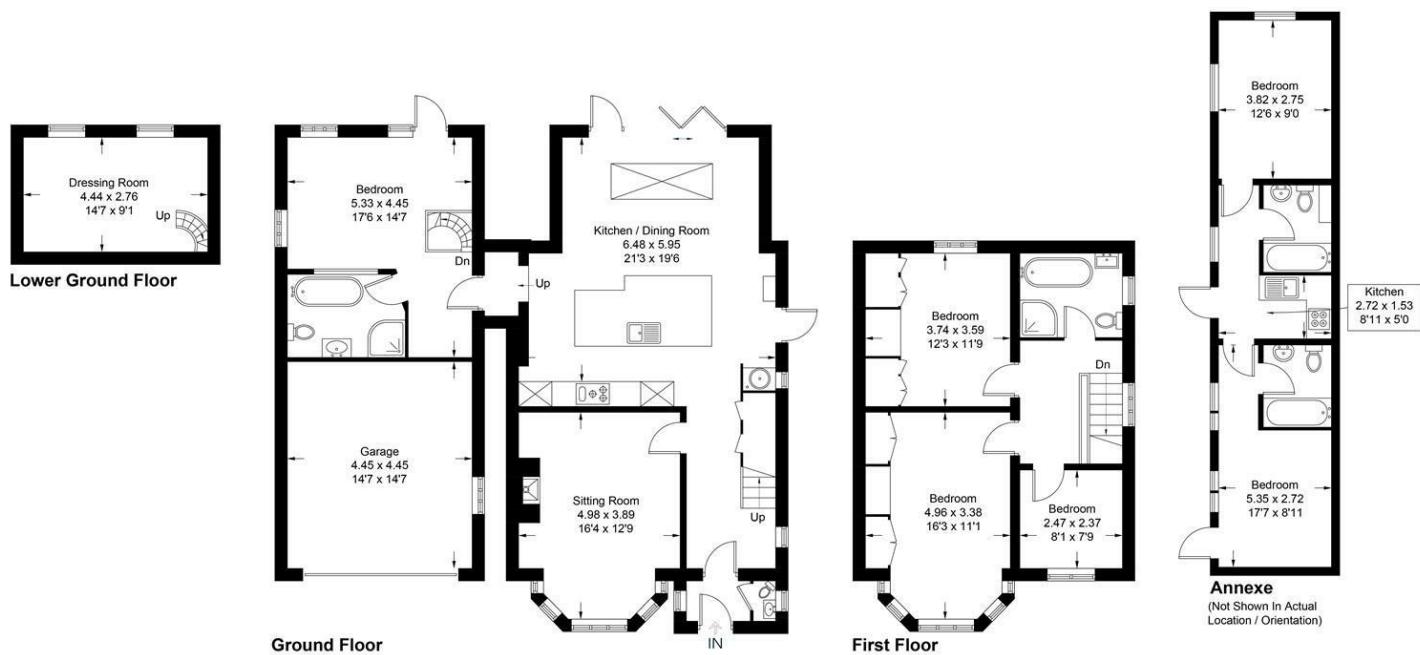




## Floor Plan

### Old Watling Street

Approximate Gross Internal Area = 153.9 sq m / 1656 sq ft  
 Garage = 22.2 sq m / 239 sq ft  
 Annex = 35.8 sq m / 385 sq ft  
 Total = 211.9 sq m / 2280 sq ft



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. (ID1216121)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                 |   | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) | A |         | 77        |
| (81-81)  | B |         |           |
| (69-80)  | C |         |           |
| (55-68)  | D |         |           |
| (39-54)  | E | 40      |           |
| (21-38)  | F |         |           |
| (1-20)   | G |         |           |
| Not energy efficient - higher running costs              |   |         |           |
| EU Directive 2002/91/EC                                  |   |         |           |
| England & Wales  |   |         |           |

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