



## Gustard Wood

St. Albans, AL4 8RP

Characterful, Grade II listed four bedroom cottage of circa 2,100 sq ft with plenty of original features, beautifully renovated throughout by our clients. Super Principal suite with dressing room and en-suite and three reception rooms. Mature garden with separate home office and large private driveway. Ideally located in sought-after Gustard Wood with access to countryside walks and a short drive to Harpenden town centre and station.

**Guide price £1,700,000**

# Gustard Wood

St. Albans, AL4 8RP



- Grade II listed cottage
- Four bedrooms
- Mature private garden & home office
- Circa 2,100 sq ft
- Original features
- Short drive to Harpenden town centre & station
- Beautifully renovated throughout
- Principal suite with dressing room and en-suite
- Council Tax Band G

## Entrance Hall

## Family Room

16'3" x 6'6" (4.96 x 2)

## Cloakroom

## Living Room

19'1" x 17'6" (5.84 x 5.35)

## Dining Room

11'7" x 10'11" (3.55 x 3.35)

## Inner Hallway

## Utility Room

7'5" x 5'6" (2.28 x 1.70)

## Kitchen/Breakfast Room

17'6" x 13'9" (5.35 x 4.20)

## Landing

## Bedroom One

12'10" x 11'5" (3.92 x 3.48)

## En-suite with bath

## Dressing Room

15'4" x 11'2" (4.68 x 3.41)

## Bedroom Two

10'9" x 8'4" (3.28 x 2.56)

## En-suite with shower

## Bedroom Three

17'4" x 8'0" (5.29 x 2.46)

## Bedroom Four

11'9" x 7'6" (3.60 x 2.31)

## Bathroom

## Home Office

7'10" x 7'4" (2.41 x 2.25)

## Store

7'4" x 3'1" (2.25 x 0.94)

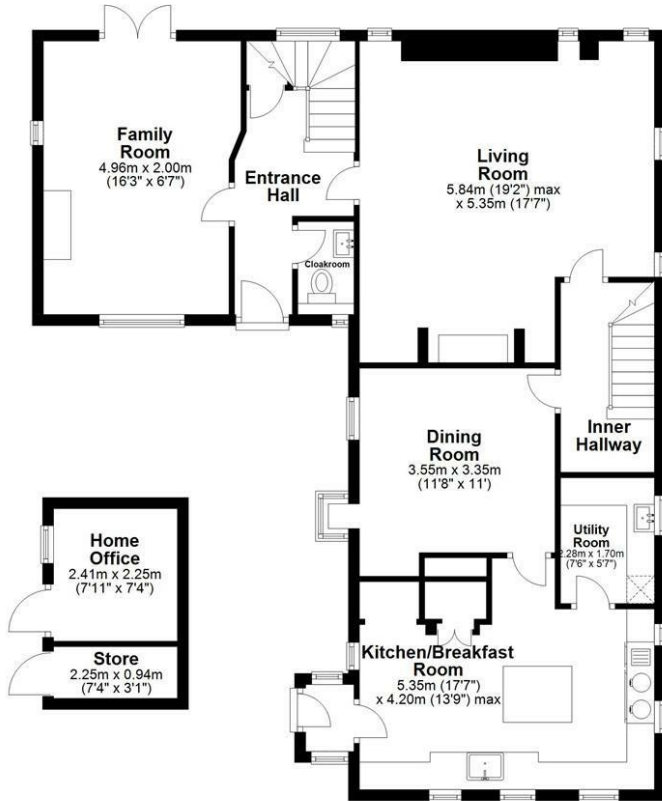




# Floor Plan

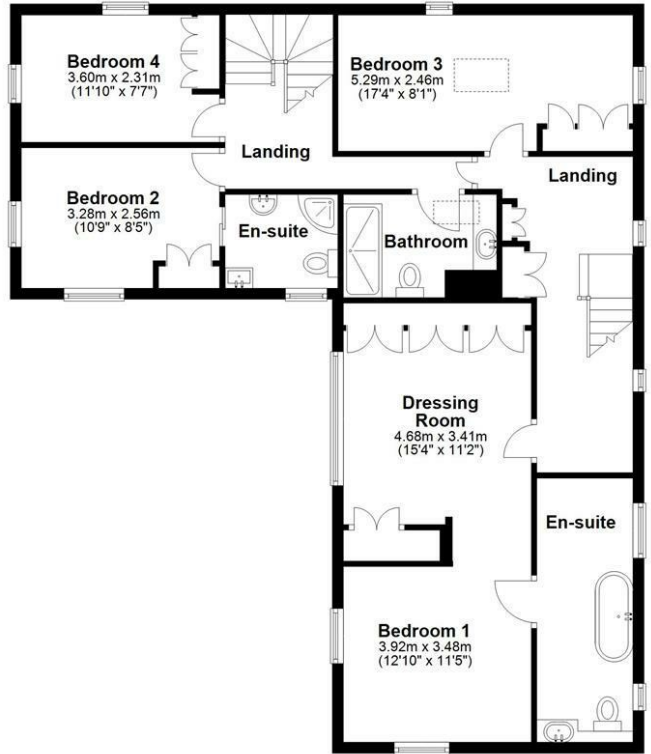
## Ground Floor

Main area: approx. 102.6 sq. metres (1104.2 sq. feet)  
Plus outbuildings, approx. 7.7 sq. metres (83.3 sq. feet)



## First Floor

Approx. 92.4 sq. metres (994.4 sq. feet)



Main area: Approx. 195.0 sq. metres (2098.6 sq. feet)

Plus outbuildings, approx. 7.7 sq. metres (83.3 sq. feet)

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

Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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