



Badgers Codicote Road Wheathampstead, AL4 8GD

A discreetly positioned detached residence, set in substantial grounds amounting to approximately 0.69 on an acre and located just a short stroll from the High Street shops and an extensive selection of associated amenities.

Guide price £1,775,000

Badgers Codicote Road

Wheathampstead, AL4 8GD



- Impressive looking family house with extensive grounds amounting to 0.69 of an acre
- Well-proportioned main bedroom with en suite bathroom
- Located adjacent to the St Albans Prep School for Girls and a short stroll to shops, restaurants and associated amenities in the High Street
- Beautiful living room with log burner, separate family room and dining room
- Barn/double garage, double car-port and a gated drive providing further parking for at least 10 cars
- Harpenden Station 3.3 miles, St Albans City Centre 5.2 miles
- Bespoke fitted kitchen with granite work surfaces, adjoining breakfast room and utility room
- Bedroom Two with en suite shower room

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

24'2 x 13'1 (7.37m x 3.99m)

Dining Room

12'6 x 11 (3.81m x 3.35m)

Family Room

11'10 x 10'11 (3.61m x 3.33m)

Kitchen

13'2 x 12' (4.01m x 3.66m)

Breakfast Room

12'3 x 8'10 (3.73m x 2.69m)

Utility Room

11'6 x 5'2 (3.51m x 1.57m)

Airing Cupboard & Gardeners W.C.

FIRST FLOOR

Landing

Bedroom One

15'1 x 13'1 (4.60m x 3.99m)

En Suite Bathroom

Bedroom Two

13'5 x 10'11 (4.09m x 3.33m)

En Suite Shower Room

Bedroom Three

13'2 x 8'9 (4.01m x 2.67m)

Bedroom Four

11' x 8' (3.35m x 2.44m)

Family Bathroom

SECOND FLOOR

Landing

Bedroom Five

18'2 x 15'9 (5.54m x 4.80m)

Bedroom Six

13'7 x 9'5 (4.14m x 2.87m)

Shower Room

Kitchenette and Airing Cupboard

EXTERNALLY

Barn/Double Width Garage

19'8 x 18'3 (5.99m x 5.56m)

Double Width Carport

19'8 x 18'5 (5.99m x 5.61m)

Additional Drive Parking (at least 10 Cars)

Extensive Rear Garden



Directions



Floor Plan

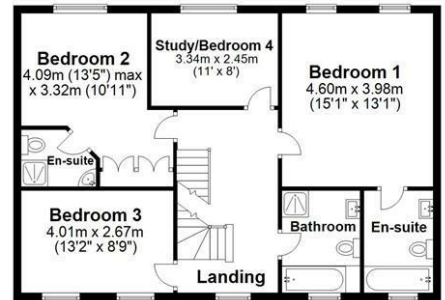
Ground Floor

Main area: approx. 137.9 sq. metres (1484.8 sq. feet)
Plus garage/carport, approx. 33.4 sq. metres (359.2 sq. feet)



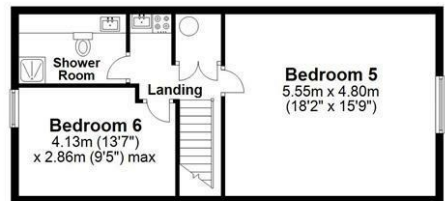
First Floor

Approx. 80.0 sq. metres (860.7 sq. feet)



Second Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Main area: Approx. 264.9 sq. metres (2851.5 sq. feet)
Plus garage/carport, approx. 33.4 sq. metres (359.2 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		87	(81-91) A		
(81-91) B			(61-80) B		
(69-80) C		69	(41-60) C		
(55-68) D			(21-40) D		
(39-54) E			(1-20) E		
(21-38) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	