



Garrard Way, Wheathampstead ST. ALBANS AL4 8PE

welcome to

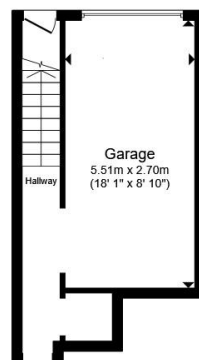
Garrard Way, Wheathampstead ST. ALBANS

Situated in a highly desirable location close to the heart of Wheathampstead, this substantial family home is offered for sale with no onward chain and provides adaptable accommodation to suit a variety of lifestyles. Within easy reach of the village centre, local amenities and well-regarded schools, the property presents an excellent opportunity for families seeking both space and convenience. The ground floor is centred around a bright and welcoming sitting room, enjoying a dual aspect outlook that fills the space with natural light. A wood-burning stove adds charm and character, creating a cosy environment ideal for relaxing evenings. The well-appointed kitchen offers practical space for cooking and family life, featuring an extensive range of fitted units and generous preparation areas. The flexible design of the home allows for a choice of four bedrooms, making it equally suitable for larger families, those working from home or anyone requiring additional hobby or guest rooms. The sleeping accommodation is particularly impressive, with all bedrooms being comfortable double rooms. A family bathroom and separate shower room cater well for modern family living and add further convenience. The south-facing rear garden enjoys a good degree of privacy and maturity, providing a wonderful setting for outdoor entertaining, children's play or simply unwinding in the sunshine. To the front, a private driveway offers off-street parking and leads to a garage.

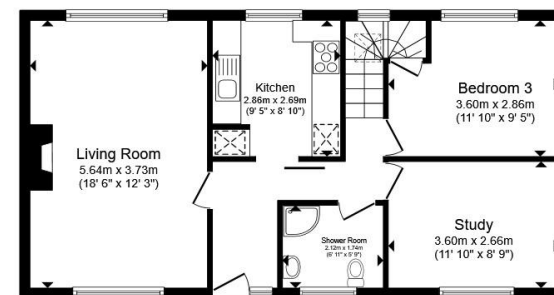


Agents Note:

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Lower Ground Floor



Ground Floor



First Floor

Total floor area 147.0 m² (1,583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to
Garrard Way,
Wheathampstead ST. ALBANS

- No Chain
- Garage + Driveway
- Double Bedrooms
- Spacious Dual Aspect Living Room
- Woodburner

Tenure: Freehold EPC Rating: Awaited
 Council Tax Band: E



£575,000



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Property Ref:
 ALB106320 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Please note the marker reflects the
 postcode not the actual property