



48 Ash Grove, Wheathampstead, Hertfordshire

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**STRUTT
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BNP PARIBAS GROUP 

48 Ash Grove Wheathampstead, Hertfordshire, AL4 8DF

A well-presented three-bedroom family home in a popular central village setting overlooking the green

Harpenden town centre 3.0 miles, Harpenden mainline station 3.0 miles (London St Pancras 25 minutes), St. Albans 4.7 miles, Welwyn Garden city 4.8 miles, Hatfield 5.4 miles, M1 (Jct 9) 6.5 miles,

Sitting room/dining room | Conservatory
Kitchen | Cloakroom | 3 Bedrooms | Family bathroom | Garage | Summer house | Garden
EPC Rating B

The property

This attractive semi-detached family home offers understated styling, considerable storage, modern fittings and clean, neutral décor throughout.

The main ground floor reception room is the well-proportioned sitting room, which has recessed LED lighting and a door leading directly onto the rear garden. There are also sliding glass doors to the sunny conservatory with its west-facing aspect and French doors onto the patio. At the front of the ground floor, the kitchen benefits from views overlooking the Green. It is fitted with contemporary units to base and wall level, as well as integrated appliances, including a double oven, a microwave, washing machine and an induction hob with an extractor hood.

Upstairs there are three well-presented bedrooms, each of which has built-in storage. The first floor also has the family bathroom with its large shower unit, and an airing cupboard housing the water cylinder and boiler. There is a large loft with pull down ladder.

Outside

At the front of the house there is an area of lawn and shrub borders, while the driveway provides parking, as well as access to the single garage. The enclosed rear garden has a side access from the front and welcomes plenty of sunlight. It features a patio for al fresco dining, an ornamental pond and steps leading to a raised lawn with well-stocked border beds. There is also a timber-framed summer house. The property benefits from 15 solar panels on the rear roof, battery storage of 10.4 kw in the loft and an EV charger near the garage.

Location

The property is one of eight sought-after houses overlooking the Green and within a stones throw of the village centre. The village offers plenty of local amenities, including a number of shops, a local supermarket, several pubs and restaurants, Church, a post office and a doctor's surgery. There are several good schools in the local area, including Beech Hyde and St. Helens while the independent Aldwickbury School and St. Albans High School for Girls (Prep) are also close-at-hand. There are also several excellent secondary schools in the area. Harpenden is just a short drive away, offering further amenities including a good choice of shops and supermarkets, and its mainline station, which provides fast and regular services to London (25 minutes to London St. Pancras). By road, the A1(M) is less than four miles away, while the M1 is also within easy reach. Golf is available nearby at Wheathampstead Golf Course, Aldwickbury Park Golf Club and Mid Herts Golf Course.

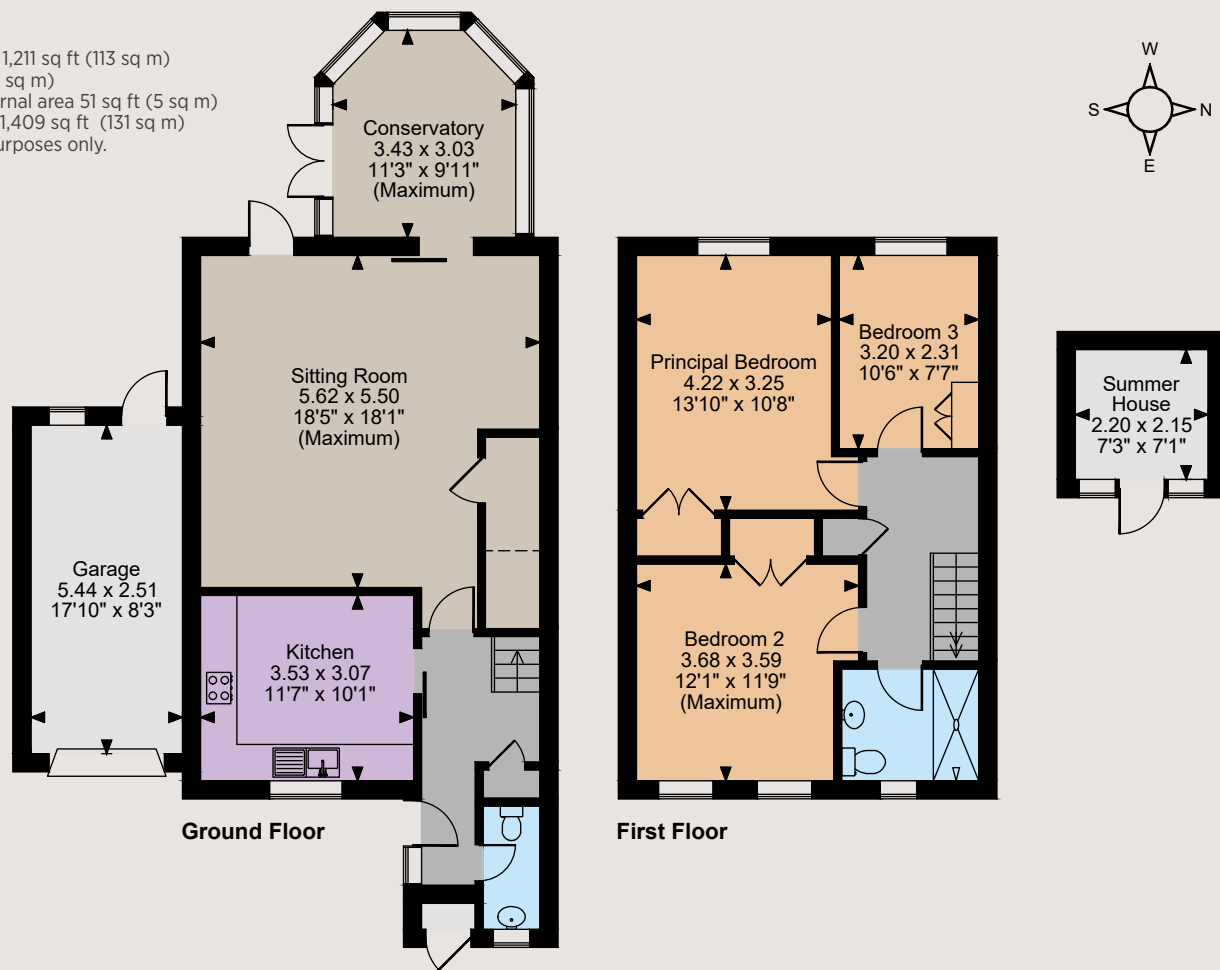
Directions

Head south on High St/B651 pass St. Helens Church Turn right onto Church St
Turn right onto Bury Grn
Turn left to stay on Bury Grn
Turn right onto Ash Grove
and you will find the property on the left.





Floorplans
 House internal area 1,211 sq ft (113 sq m)
 Garage 147 sq ft (14 sq m)
 Summer House internal area 51 sq ft (5 sq m)
 Total internal area , 1,409 sq ft (131 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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General

Local Authority: St Albans City District Council

Services: Mains electricity, water, gas and drainage. Gas central heating.

Council Tax: E

Tenure: Freehold

Guide Price: £750,000.00

Harpenden

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