



2 Burton Close, Wheathampstead, Hertfordshire

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## 2 Burton Close Wheathampstead, AL4 8LU

A detached 4-bedroom family home located in a sought-after Gustard Wood cul de sac near to local village amenities

Wheathampstead 2.1 miles, Harpenden and station 3.9 miles (London St. Pancras International 24 minutes), Welwyn Garden City 6.8 miles, St. Albans 6.8 miles, A1(M) (Jct. 4) 6.3 miles, M1 (Jct. 9) 7.6 miles, M25 (Jct. 22) 13.2 miles, London Luton Airport 8.2 miles, central London 29.5 miles

Storm porch | Reception hall | Drawing room  
Dining room | Kitchen/breakfast room | Utility room | Cloakroom | 4 Bedrooms, 1 en suite  
Family bathroom | Garden | Garage | Gym  
Workshop | Shed | EPC rating D

### The property

2 Burton Close is an attractive double-fronted property offering flexible accommodation arranged over two light-filled floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with useful cloakroom and briefly comprises a large drawing room with front aspect bow window, feature fireplace and a door to the terrace, and a generous parquet-floored dining room with front aspect bow window. There is also a spacious kitchen/breakfast room with a range of wall and base units, modern integrated appliances, patio doors to the terrace and a neighbouring fitted utility room.

### Outside

Set behind an area of level lawn and having plenty of kerb appeal, the property is approached over a side driveway providing

private parking and giving access to the garage with a door to the rear garden. The enclosed rear garden is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features a gym and workshop attached to the rear of the garage, both with doors to the garden, a paved seating area with water feature, a shed and a part-covered paved terrace, ideal for entertaining and al fresco dining.

### Location

The picturesque village of Wheathampstead offers comprehensive day-to-day amenities including independent shops, gastro pubs, cafés, convenience stores, a church, library, chemist, GP surgery and popular primary school. Nearby Harpenden has a thriving high street and comprehensive range of shopping facilities, while extensive shopping, service and recreational amenities can also be found in nearby Welwyn Garden City and St. Albans. Communications links are excellent: Harpenden mainline station offers regular direct services to central London in less than half an hour, while the nearby A1(M) and M1 provide easy access to the M25 and national motorway network. The area offers a wide range of state primary and secondary schooling including Crabtree Infants' School, High Beeches Primary School, Crabtree Junior School, Sir John Lawes School and St. George's School (all rated Outstanding by Ofsted) including a nearby newly opened secondary, The Katherine Warington School together with a good selection of independent schools including Aldwickbury, The King's, St. Hilda's, Sherrardswood and St. Albans High School for Girls.

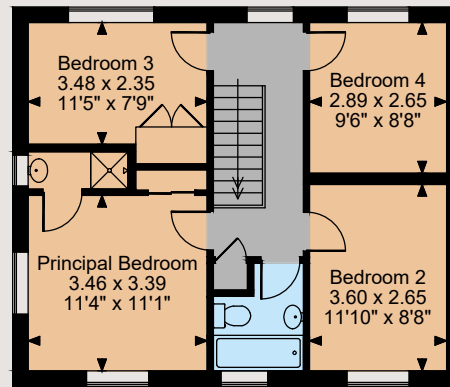
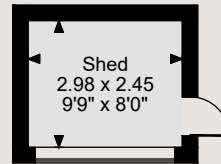
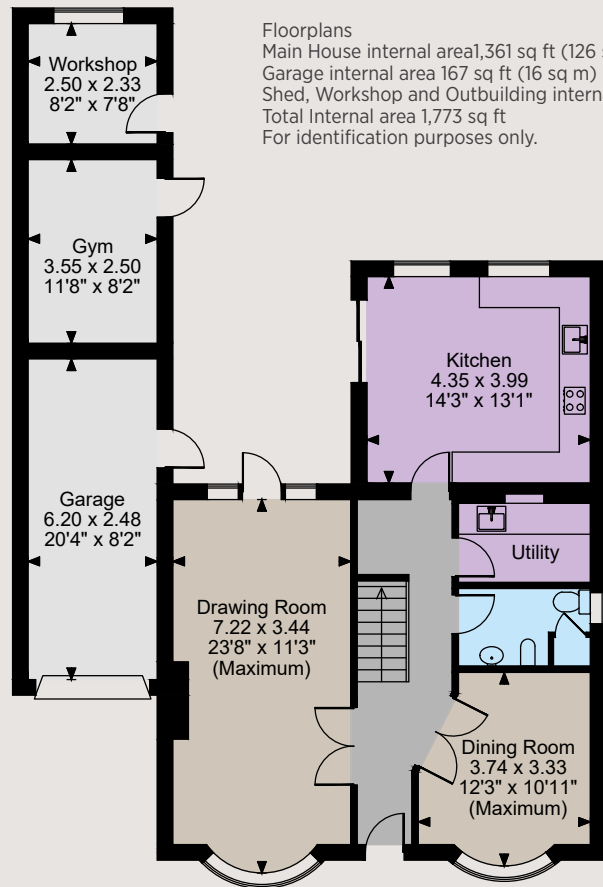
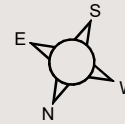








**Floorplans**  
 Main House internal area 1,361 sq ft (126 sq m)  
 Garage internal area 167 sq ft (16 sq m)  
 Shed, Workshop and Outbuilding internal area 245 sq ft (23 sq m)  
 Total Internal area 1,773 sq ft  
 For identification purposes only.



**Ground Floor**

**First Floor**

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

From Strutt and Parker office head left down the High Street . Turn left up Station Road At the roundabout, take the 2nd exit onto Lower Luton Rd/B653, Turn left onto Marshalls Heath Ln, Turn right onto The Slype, Turn left onto The Broadway, Turn right onto Dale Ave, Turn right onto Burton Close. Destination will be on the right

**General**

**Local Authority:** St Albans City and District Council  
**Services:** Electricity, gas, mains water and drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Offers in excess of:** £1,000,000

**Harpenden**

49 High Street, Harpenden, AL5 2SJ  
**01582 764343**  
 harpenden@struttandparker.com  
 struttandparker.com



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