



20 King Edward Place, Wheathampstead, Hertfordshire

20 King Edward Place Wheathampstead Hertfordshire AL4 8FJ

A 3 bedroom property enjoying a charming riverside location in the heart of the attractive village of Wheathampstead, within an exclusive development for the over 55's.

Wheathampstead town centre 0.2 miles,
Harpenden station 3.3 miles (London St. Pancras
27 minutes), Welwyn Garden City 4.9 miles, M1
8.4 miles, A1M 4.4 miles

Reception hall | Sitting room | Dining room
Garden room | Kitchen/Breakfast room
Cloakroom | Master bedroom with dressing
room & en suite bathroom | 2 Further bedrooms
Family bathroom | EPC rating D

The property

This spacious home is part of a coveted riverside development for the over 55's, situated in a picturesque courtyard setting with views over the River Lea.

On entering the property, you are greeted by a reception hall that leads to three reception rooms including the spacious sitting room with feature fireplace as well as the comfortable dining room with double French doors leading onto a private decked area. To the rear of the property there is a bright and inviting garden room also with double French doors that leads out onto a private decked area with gardens and river beyond.

The spacious modern kitchen, accessed from the reception hall, features a large window that overlooks the well maintained gardens and is fitted with attractive light wood cabinets, dark granite worktops and integrated appliances. There are three double bedrooms on the first floor, including the master, which has a dressing room and en suite bathroom. The other two

bedrooms are serviced by a good sized modern family bathroom. One of the bedrooms is currently utilised as an office and features built in storage units.

Outside

The location is a real feature of the property, as it enjoys a tranquil setting, surrounded by spacious communal grounds and adjoining the River Lea. The gardens are professionally tended and very attractive with well-maintained lawns and beds brimming with flowers and shrubs. There are also walkways alongside the riverbank and dedicated parking spaces for residents.

Location

The village of Wheathampstead offers a range of day to day amenities including a supermarket, bakers, chemist, dental and general practitioners, hairdressers and a library. Marford playing fields has a tennis club and offers an excellent base for walkers, joining footpaths to the Ayots and beyond. A sports centre and swimming pool can be found in nearby Harpenden.

Harpenden station provides fast train links into London St Pancras (from 24 minutes). The town has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops.





Directions

From the office of Strutt & Parker turn left onto the High Street/A1081 at the roundabout, take the 1st exit onto Station Road/B652, follow the road to the next roundabout, and take the 2nd exit onto the Lower Luton Road/B653 follow the road to the mini roundabout and take the 2nd exit, continue onto the 4th roundabout/B651 and take the 3rd exit onto The High Street, turn right onto King Edward Place, the property will be on your right beyond the security bollards.

General

Local Authority: St. Albans City & District Council, +44 (0)1727 866100

Services: Mains water, gas, electricity and drainage.

Council Tax: Band G

Harpenden

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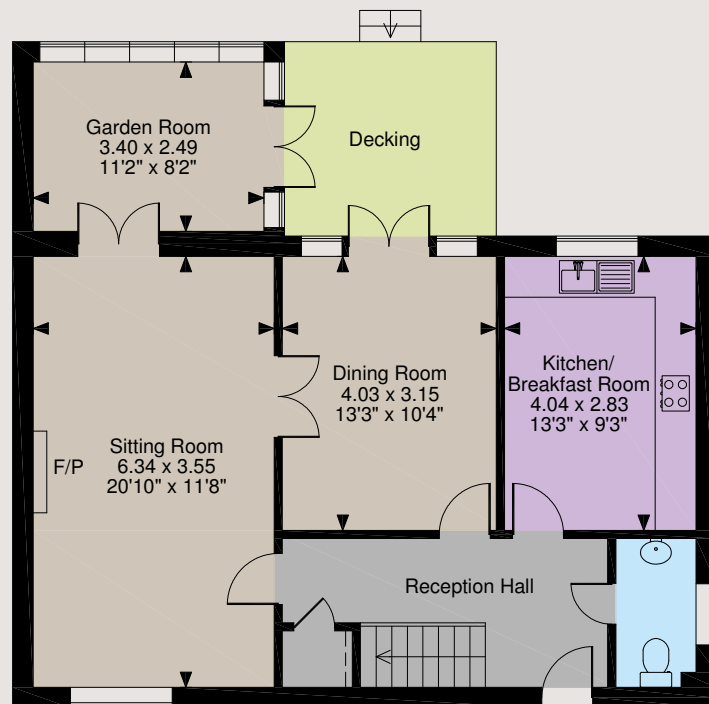
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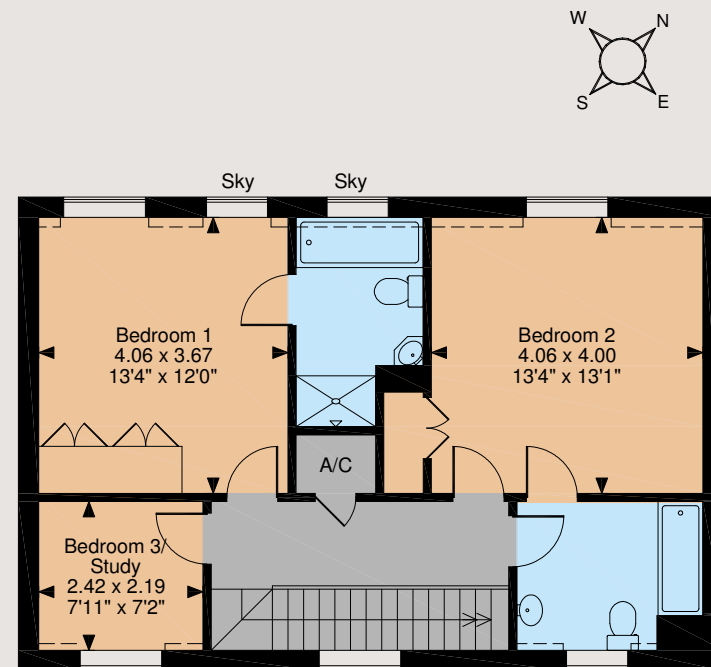
60 offices across England and Scotland, including Prime Central London

Floorplans

House Internal area 1,406 sq ft (131 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

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