



6 Folly Fields

Wheathampstead, Hertfordshire

An attractive semi-detached double-fronted property in a sought-after location

A modern family home with three reception rooms and three bedrooms, featuring quality fixtures and fittings throughout. The property sits in a no-through road in a highly-convenient semi-rural location on the outer fringes of Wheathampstead and near to Harpenden, within easy reach of the amenities in each, including Harpenden station.



3 RECEPTION ROOMS



3 BEDROOMS



**1 BATHROOM
1 CLOAKROOM**



OUTSIDE PARKING



GARDEN



FREEHOLD



**SEMI RURAL/
VILLAGE**



1,227 SQ FT



**GUIDE PRICE
£700,000**



The property

6 Folly Fields is a well-presented red brick semi-detached double-fronted family home offering flexible accommodation arranged over two light-filled floors. The ground floor accommodation flows from a welcoming reception hall with wooden flooring and useful cloakroom and briefly comprises a spacious wooden-floored drawing room and a generous sitting room, both with front aspect bay windows.

The ground floor accommodation is completed by a large rear aspect kitchen/dining room with a range of contemporary wall and base units including a breakfast bar, complementary worktops and modern integrated appliances including a wine chiller. There is space for a sizeable dining table, large bi-fold doors to the rear terrace and a useful neighbouring fitted utility room with a door also to the rear terrace.

On the first floor the property provides a generous front aspect principal bedroom with built-in storage, two further well-proportioned bedrooms, one with part-panelled walls, and a modern family bathroom.

Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance block-paved forecourt providing private parking. The enclosed garden to the rear is laid mainly to lawn bordered on two sides by a spacious wraparound paved terrace, the whole ideal for entertaining and al fresco dining.



Location

The property sits near to Folly Field, a 5.5 acre space used as a playing field and featuring a children's play area. Set on the River Lea, Wheathampstead village offers comprehensive amenities including independent shops, gastro pubs, cafés, convenience stores, a church, library, chemist, GP surgery and primary school. Extensive shopping, service and recreational amenities can also be found in Harpenden, Welwyn Garden City and St. Albans. Harpenden mainline station (2.7 miles) offers regular direct services to central London in less than half an hour, and the A1(M) (Jct. 4, 5.4 miles) and M1 (Jct. 9, 6.3 miles) provide easy access to the M25 and motorway network.

Wheathampstead offers St Helen's CofE Primary School and Beech Hyde Primary School and nursery. The area also offers a wide range of state primary and secondary schooling including The Grove Infant and Nursery School, High Beeches Primary School, St. Dominic Catholic Primary School, Crabtree Infants' and Junior Schools, For secondary school Katherine Warrington School is close by whilst in the area also

there are Sir John Lawes School and St. George's School (rated Outstanding by Ofsted) together with a good selection of independent schools including Aldwickbury, St. Hilda's, The King's, Sherrardswood, St. Albans High School for Girls and St. Albans.



Distances

- Wheathampstead 0.7 mile
- Harpenden and station 2.7 miles (London)
- St. Pancras International 24 minutes)
- Welwyn Garden City 5.8 miles
- St. Albans 5.8 miles
- London Luton Airport 7.5 miles
- Central London 29.4 miles
- London Heathrow Airport 37.8 miles

Nearby Stations

- Harpenden
- St. Albans
- Welwyn Garden City

Key Locations

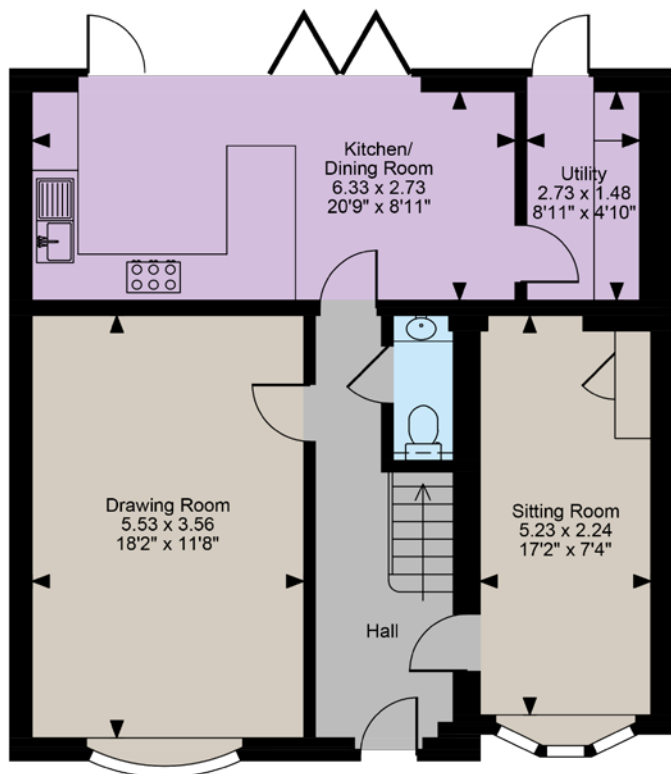
- Wheathampstead Heritage Trail
- Farr Brew
- Crinkle Crankle Garden and Boules Court
- Devil's Dyke
- The Mill Quay
- The Ayot Greenway

- Rectory Meadow
- Wheathampstead Cricket Club
- The Reading Rooms
- Wheathampstead Golf Course
- Heartwood Forest

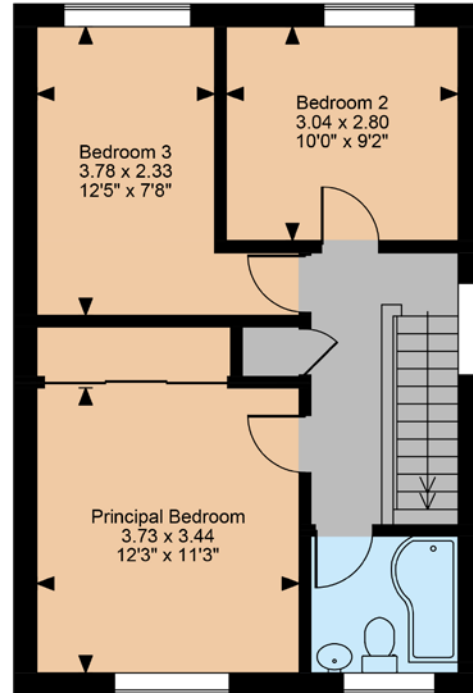
Nearby Schools

- St. Helen's CofE Primary School
- Katherine Warrington School
- Beech Hyde Primary School and Nursery
- Aldwickbury School
- High Beeches Primary School
- The Grove Infant and Nursery School
- Sauncey Wood Primary School
- The Grove Junior School
- Crabtree Infants' School
- Crabtree Junior School
- Kimpton Primary School
- Sir John Lawes School
- Sandridge School
- Manland Primary School
- St. George's School





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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Floorplans

Main House internal area 1,227 sq ft (114 sq m)

Total internal area 1,227 sq ft (114 sq m)

For identification purposes only.

Directions

AL4 8HL

///What3words: press.shut.green - brings you to the driveway

General

Local Authority: St Albans City & District Council

Services: Mains gas, electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: E

EPC Rating: D

Wayleaves and Easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

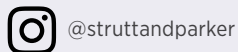
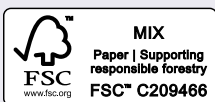
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Harpenden

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