



15 Meads Lane
Wheathampstead, St Albans

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious, riverside family home in the centre of this sought-after village of Wheathampstead, close to green open spaces.

An attractive property offering great accommodation for modern family living, set in the popular village of Wheathampstead and enjoying a peaceful position backing onto the River Lea.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OFF-STREET PARKING



GARDEN



FREEHOLD



RESIDENTIAL



2,286 SQ FT



**GUIDE PRICE
£1,195,000**



The property

The property's accommodation extends over three floors, with neutral interiors that will appeal to many and provide a superb blank canvas for personalisation by the new owner. To the front, there is a dining room with a bay window, along with a study featuring built-in desk space and storage. The sitting room is well-appointed with a pleasant outlook onto the garden through patio doors. A fireplace fitted with a gas fire provides a cosy focal point for relaxed evenings at home. A particular highlight is the kitchen/breakfast room which enjoys excellent natural light through bi-fold doors opening onto a raised deck – an ideal area for al fresco dining in warmer months. The kitchen features light cabinetry with integrated hob, while a central island offers space for casual family dining. A utility room sits adjacent. Stairs lead down to the recently converted family room – a versatile space, ideal for relaxing, hobbies or extended family living, subject to the relevant permissions.

On the first floor, the principal bedroom benefits from built-in storage and a smart en suite shower room. There are two further double bedrooms and a family bathroom. The second floor provides two additional bedrooms with built-in storage, one of which is a good-sized double, served by an additional bathroom.



Outside

Externally, the house is attractively presented, with a traditional front garden laid to lawn and bordered by flower beds. Off-street parking is provided by a block-paved driveway, while a side passageway leads to the rear garden. Backing onto the flowing River Lea, the garden is a particularly attractive feature. Immediately behind the house is a raised decked area, ideal for outdoor entertaining and relaxing, while enjoying the outlook. Steps lead down to a paved terrace and an area mainly laid to lawn, interspersed with raised flower beds and mature planting that provide a good degree of privacy. A garden shed offers useful storage, and at the far end the River Lea gently meanders by.

Location

The picturesque and sought-after village of Wheathampstead is four miles east of the popular town of Harpenden. The village offers plenty of local amenities, including several shops, a small supermarket, pubs and restaurants, a Post Office and doctor's and dental surgeries.

There are several good schools in the local area, including the St Helens's Church of England Primary School, Beech Hyde Primary School and Nursery in Wheathampstead. There are further schools in nearby Harpenden while the independent Aldwickbury School is also close at hand. Harpenden which is a short drive away, offers 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 3.5 miles away, while the M1 is also within easy reach.



Distances

- Harpenden 3.9 miles
- Welwyn Garden City 5.2 miles
- St. Albans 5.1 miles
- Hatfield 5.7 miles

Nearby Stations

- Harpenden Station
- St Albans City Station
- St Albans Abbey Station
- Welwyn Garden City

Key Locations

- Ayot Greenway
- Marford Hall & Playing Fields
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line

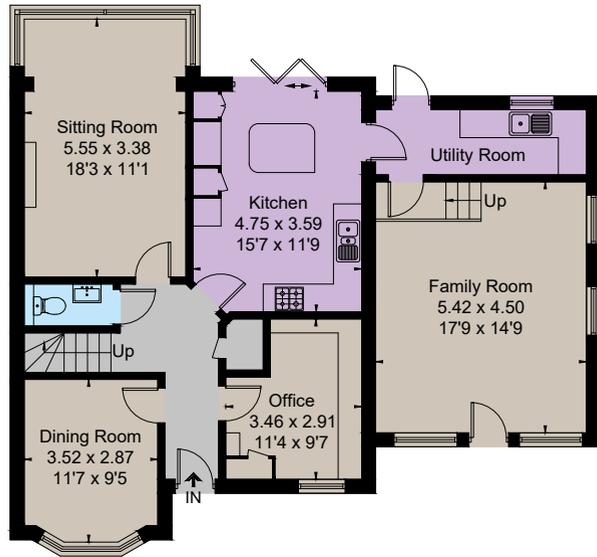
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

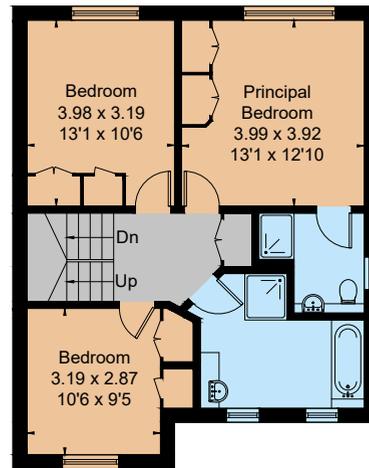
- Katherine Warrington School
- St Helens C of E Primary School
- Beech Hyde Primary School
- The Grove Infant and Nursery School
- Crabtree Infants' and Junior Schools
- High Beeches Primary School
- Aldwickbury School
- The King's School
- St Hilda's
- St Albans High School for Girls



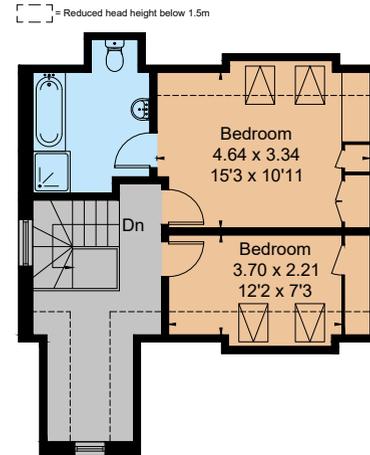
Approximate Floor Area = 212.4 sq m / 2286 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104255

Floorplans

Main House internal area 2,286 sq ft (212.4 sq m)
For identification purposes only.

Directions

AL4 8BZ

what3words: ///lace.envy.glow

General

Local Authority: St Albans City & District Council

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

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

Council Tax: Band G

EPC Rating: C

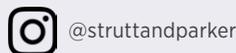
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Harpenden

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