

30 Necton Road
Wheathampstead, St. Albans, Hertfordshire

A beautifully renovated four-bedroom family home in the sought-after village of Wheathampstead near the centre of the village and green spaces.

The house was originally built in 1969 and has been subjected to a full programme of internal and external renovations, creating a contemporary and timeless elegant home that is future proofed for many years to come.



1 RECEPTION ROOM WITH KITCHEN/DINING ROOM



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



RESIDENTIAL



1,342 SQ FT



**GUIDE PRICE
£950,000**



The property

This thoughtfully renovated, light filled family home provides beautiful spacious family accommodation. A particular highlight is the open plan kitchen and dining room, which has excellent natural light with windows on two sides and bifold doors leading out to the rear garden. The fitted sandstone cabinetry adds a high specification finish and includes a number of integrated appliances. Separate to the kitchen is the elegant sitting room, with its own wall of glazed bifold doors offering a lovely green aspect. The neutral tone continues through the inviting entrance hallway, downstairs cloakroom and upstairs to the first floor, where there are four generous bedrooms, including a principal bedroom with en-suite. In addition there is a newly installed modern family bathroom with a smart finish. Further benefits to the home include new electrics, a new boiler, full cover loft, updated flooring and carpets, a large amount of storage and cosmetic decoration.



Outside

The house is attractively presented externally with good kerb appeal – the outside has been reclad in composite cladding to the front and rear. Off-street parking is available on the gravel driveway to the front for multiple cars, and is bordered by raised flowerbeds stocked with mature shrubs. Currently there is an attached single integrated garage which has conditional planning permission to convert into an annexe (see 5/2024/1765). Prospective purchasers are advised that they should make their own enquiries of the local planning authority. The property also benefits from an EV charger.

To the rear, the garden is enclosed by wooden panel fencing with a mature hedge at the far end. The garden is landscaped to include a paved terrace, a parcel of lawn and a collection of flowerbeds, with a wooden shed for storage.

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. Many good state and independent schools in the local 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 3.5 miles away, while the M1 is also within easy reach.



Distances

- Wheathampstead 0.3 miles
- Harpenden 3.8 miles
- Welwyn Garden City 4.8 miles
- St. Albans 5.1 miles
- Hatfield 5.2 miles
- Redbourn 6.2 miles
- Hemel Hempstead 10.5 miles

Nearby Stations

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

Key Locations

- 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

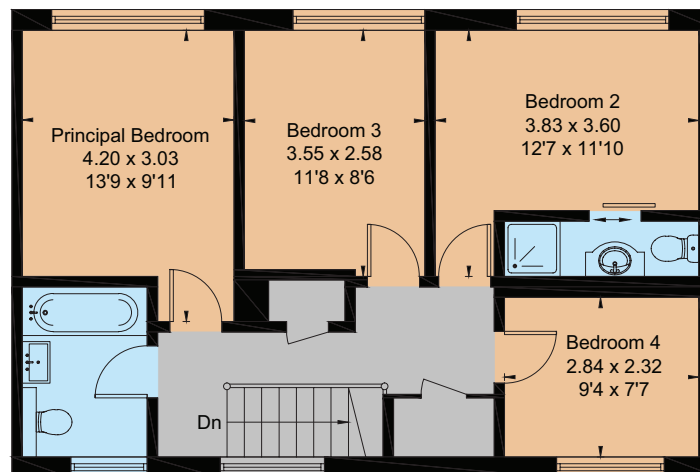
- St Helens C of E Primary School
- Beech Hyde Primary School
- The Grove Infant and Nursery School
- Crabtree Infants' and Junior Schools
- High Beeches Primary School
- Aldwickbury School
- The King's School
- St Hilda's School
- St Albans High School for Girls
- Katherine Warrington School



Approximate Floor Area = 113.2 sq m / 1218 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 124.7 sq m / 1342 sq ft



Ground Floor



First Floor

Floorplans

Main House internal area 1,218 sq ft (113.2 sq m)
 For identification purposes only.

Directions

AL4 8AU

what3words: ///casino.ocean.prom

General

Tenure: Freehold

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 F

EPC Rating: D

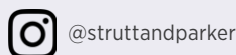
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Harpenden

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