



3 Wick Avenue, Wheathamstead, Hertfordshire

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# 3 Wick Avenue, Wheathampstead, Hertfordshire, AL4 8QD

A lovely family home in a popular Wheathampstead location close to good schooling

Harpenden town centre 3.0 miles, Harpenden mainline station 3.0 miles (London St Pancras 25 minutes), A1(M) 3.7 miles, St. Albans 4.3 miles, Welwyn Garden City 4.6 miles, Hatfield 5.2 miles, M1 (Jct 9) 6.3 miles, Hemel Hempstead 9.2 miles

Porch | Reception hall | Living room | Sitting room | Study | Dining room | Kitchen/breakfast room | Cloakroom | 5 Bedrooms | Family bathroom | Shower room | Garden | EPC rating D

## The property

3 Wick Avenue is a splendid semi-detached property that provides four reception rooms for flexible, comfortable living.

The main ground floor reception room is the triple aspect living room, which welcomes plenty of natural light and includes French doors opening onto the garden to the side. There is also a sitting room with a bay window and an open fireplace, as well as a useful study and a formal dining room which opens onto the rear garden. The kitchen/breakfast room has modern units to base and wall level and space for a breakfast table.

Upstairs there are five bedrooms, three of which benefit from built-in storage. The first floor also has a family bathroom and a shower room.

## Location

The property is located close to the centre of the picturesque and sought-after village of Wheathampstead, two miles east of the popular town of Harpenden. The village offers plenty of local amenities, including several shops, a local supermarket, several pubs and restaurants, a post office and a doctor's surgery.

There are several good schools in the local area, including the outstanding-rated High Beeches Primary School and The Grove Infant and Nursery School, while the independent Aldwickbury School is also close-at-hand.

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 four miles away, while the M1 is also within easy reach. Golf is available nearby at Wheathampstead Golf Course, Aldwickbury Park Golf Club and Mid Herts Golf Course.

## Directions

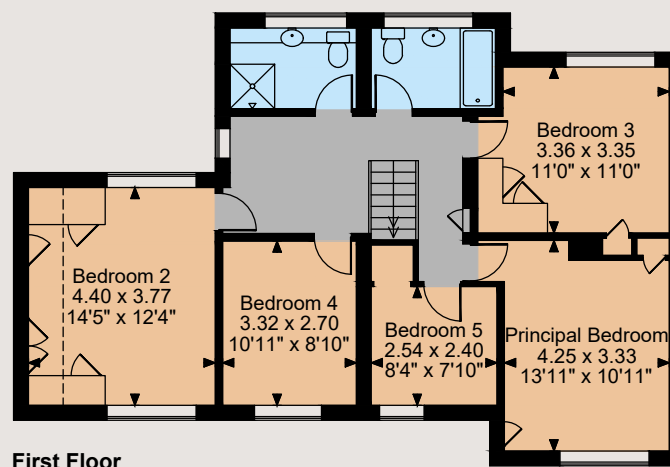
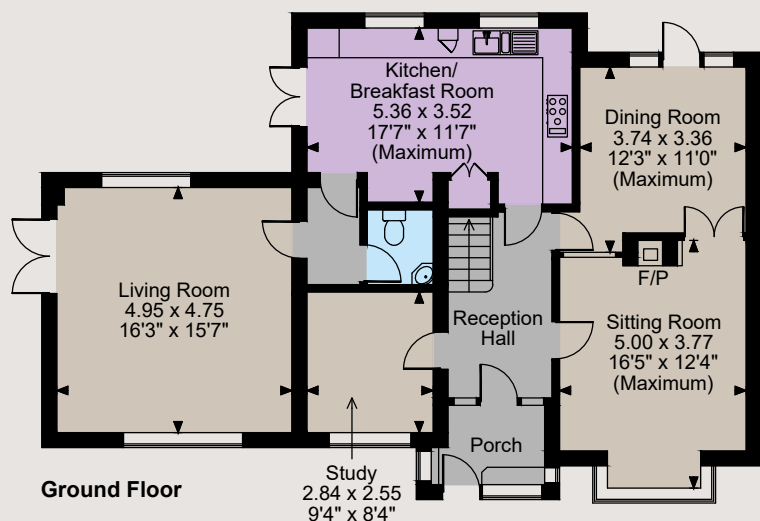
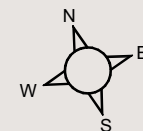
From Harpenden, take Wheathampstead Road and continue onto Harpenden Road. Follow the road to the left as it becomes Brewhouse Hill, then turn right onto Wick Avenue. You will find the property on the left.







Floorplans  
House internal area 1,963 sq ft (182 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## General

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

**Services:** Mains electricity, gas, water and drainage.

**Council Tax:** Band F

**Tenure:** Freehold

**Offers in Excess of:** £790,000

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

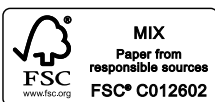
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