



3 Bedrooms



1 Bath/Shower Room &
Studio Shower Room



1 Reception Room & Studio



Off Street Parking



In excess of 300ft



EPC Band D

Council Tax
Band: E £2,617.27
April 23/March 24
Local Authority
St Albans District Council

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Hillside, Marshalls Heath Lane, Wheathampstead, AL4 8HS
Guide Price £730,000 Freehold

Hillside, Marshalls Heath Lane, Wheathampstead

A rare opportunity to acquire a wonderful three bedroom family home occupying a superb 0.3 acre plot and with fantastic scope to extend, planning permission is granted. Planning Application number 5/2022/1925.

- 🏡 Rural Location
- 🏡 Excellent Plot Measuring in Excess of 300ft
- 🏡 Converted Garage for Studio Space
- 🏡 Kitchen Diner
- 🏡 Lounge with Wood Burning Stove
- 🏡 2.7 Miles to Harpenden Train Station
- 🏡 Catchment for Excelling Schools

Description

Set in a wonderful semi-rural location this fine home offers a rare opportunity to acquire a property offering superb potential and an amazing plot.

Currently the property provides; an entrance porch leading to an open plan kitchen diner with stairs to the first floor. A dual-aspect lounge with fireplace and a downstairs bathroom.

Upstairs there are three well-proportioned bedrooms all benefiting from superb views out over open countryside.

Outside this fine home benefits from a large garden office. The garden is mostly laid to lawn opening onto open fields and providing a plot of 0.3 acres in total. To the front is off street parking for several vehicles.

There is ample potential to extend allowing you to create your ideal family home!

Location

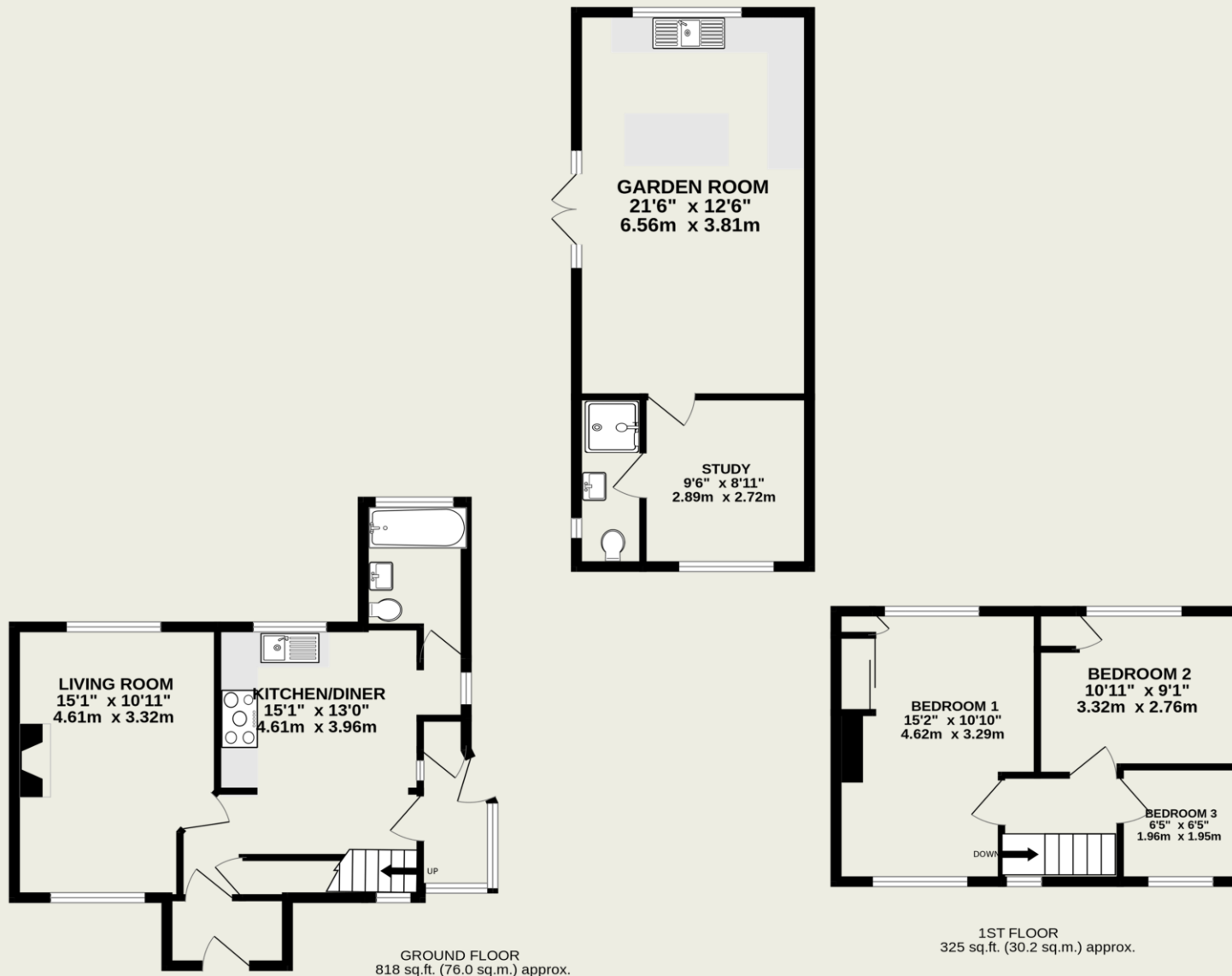
Marshalls Heath is a quiet semi-rural location situated between Harpenden and Wheathampstead, the house itself adjoins open countryside offering excellent surroundings and views. Harpenden mainline station and town are 2.5 miles away providing access into central London in roughly 28 minutes and a choice of quality schooling.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

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