



The Gables Pie Corner, Flamstead, AL3 8BW
Asking Price £875,000



NO UPPER CHAIN! A NEWLY REDECORATED AND FULLY RECARPETED four-bedroom detached family home, located in the heart of this pretty popular Hertfordshire village. The property provides spacious accommodation on both floors, a good-sized patio/ lawned garden and driveway allowing off street parking for multiple cars.

Pie Corner is a sought-after private cul-de-sac within the Village of Flamstead. Flamstead is surrounded by open countryside. The village offers local pubs, shop/post office and primary school. Beechwood Park preparatory school is also close by. M1 (J9) is easily accessible as is Harpenden and St Albans which offer fast rail links into London.

Freehold Tenure.
Council Tax Band F.

- NO UPPER CHAIN!
- HERTFORDSHIRE VILLAGE LOCATION
- FOUR BEDROOMS AND TWO BATHROOMS
- DRIVEWAY WITH AMPLE PARKING
- VILLAGE PRIMARY SCHOOL
- DETACHED FAMILY HOME IN CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS AND LARGE KITCHEN / BREAKFAST ROOM
- 1082 SQ FT OF VERSATILE ACCOMMODATION
- GOOD SIZED GARDEN
- EASY ACCESS TO M1, HARPENDEN AND ST ALBANS

Entrance Hall

Reception Room

15'7" x 10'1"

Downstairs WC

Dining Room

11'2" x 10'5"

Lounge

15'1" x 16'4"

Kitchen / Breakfast Room

23'6" x 9'6"

Utility

7'4" x 10'1"

Play Room

13'1" x 12"

Master Bedroom with En-suite

10'11" x 13'9"

Second Bedroom

17'0" x 9'6"

Third Bedroom

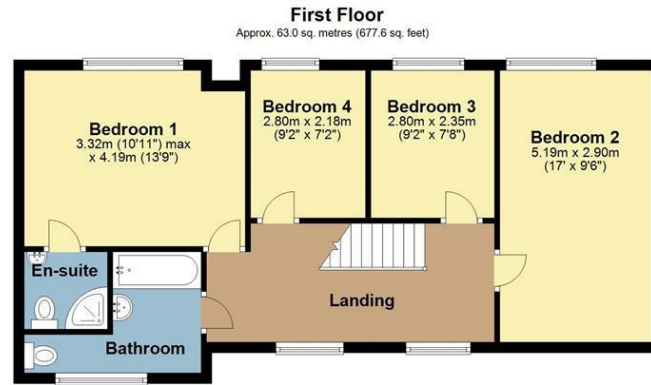
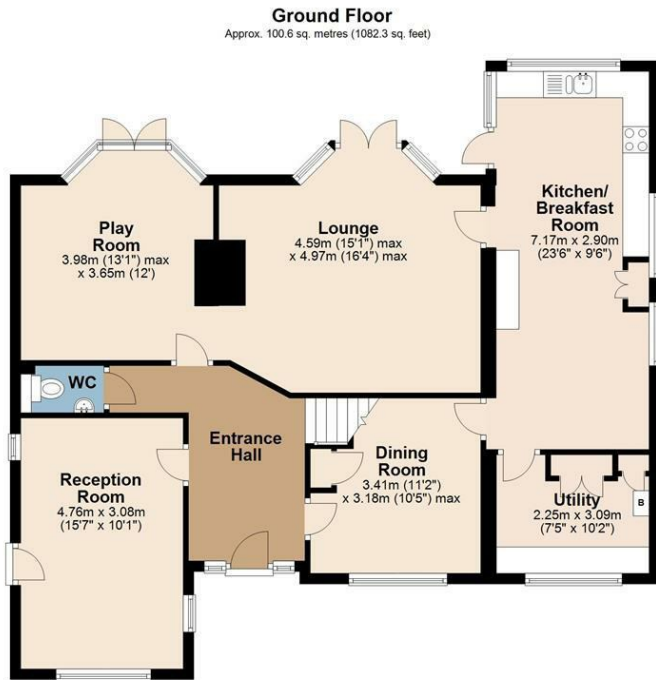
9'2" x 7'8"

Fourth Bedroom

9'2" x 7'8"

Family Bathroom





Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	54
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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