

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

- 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





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





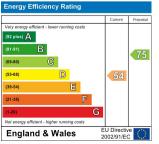
Ground Floor Approx. 100.6 sq. metres (1082.3 sq. feet) First Floor Approx. 63.0 sq. metres (677.6 sq. feet) Kitchen/ Breakfast Room 7.17m x 2.90m (23'6" x 9'6") Play Lounge 4.59m (15'1") max x 4.97m (16'4") max Room 3.98m (13'1") max x 3.65m (12') Bedroom 3 2.80m x 2.35m (9'2" x 7'8") Bedroom 4 2.80m x 2.18m (9'2" x 7'2") Bedroom 1 3.32m (10'11") max x 4.19m (13'9") Bedroom 2 5.19m x 2.90m (17' x 9'6") WC Entrance Hall Dining Room 3.41m (11'2") 3.18m (10'5") max Landing Reception Room 4.76m x 3.08m (15'7" x 10'1") Utility 2.25m x 3.09m (7'5" x 10'2") Bathroom

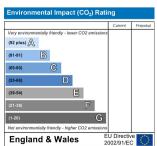
Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

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 Plants.





















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