



**Connells**

Old School Drive  
Wheathampstead St. Albans



### Property Description

Situated in the charming village of Wheathampstead and within easy reach of the highly desirable town of Harpenden, renowned for its excellent schooling, this chain-free three-bedroom mid-terraced home offers well-proportioned accommodation and a superb setting backing directly onto playing fields.

The property features a welcoming lounge to the front of the home, while to the rear there is a spacious kitchen/diner that flows beautifully into a conservatory, creating a bright and versatile space for family living and entertaining. The conservatory benefits from doors opening out onto the private rear garden, which enjoys a peaceful outlook backing onto playing fields. A downstairs WC adds further convenience for guests and family living. Upstairs, the home offers three bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. The property also benefits from multiple storage cupboards throughout, helping to keep the home practical and well organised.

Externally, the private rear garden provides a pleasant outdoor space with open views to the rear, while to the front there is off-road parking for two vehicles.

Wheathampstead is a beautiful village on the River Lea with a church, 2 primary schools, a Tesco, butcher, bakery, pharmacy, two lovely pubs and two good restaurants. You get automatic access to Harpenden's highly rated state schools and Harpenden station is 10 minutes' drive from the property with regular trains to London.



## Hall

## Lounge

11' 6" max x 12' 1" max ( 3.51m max x 3.68m max )

## Wc

## Kitchen

14' 9" max x 9' max ( 4.50m max x 2.74m max )

## Conservatory

10' max x 9' max ( 3.05m max x 2.74m max )

## Bedroom One

8' 5" max x 12' max ( 2.57m max x 3.66m max )

## En Suite

5' max x 6' 2" max ( 1.52m max x 1.88m max )

## Bedroom Two

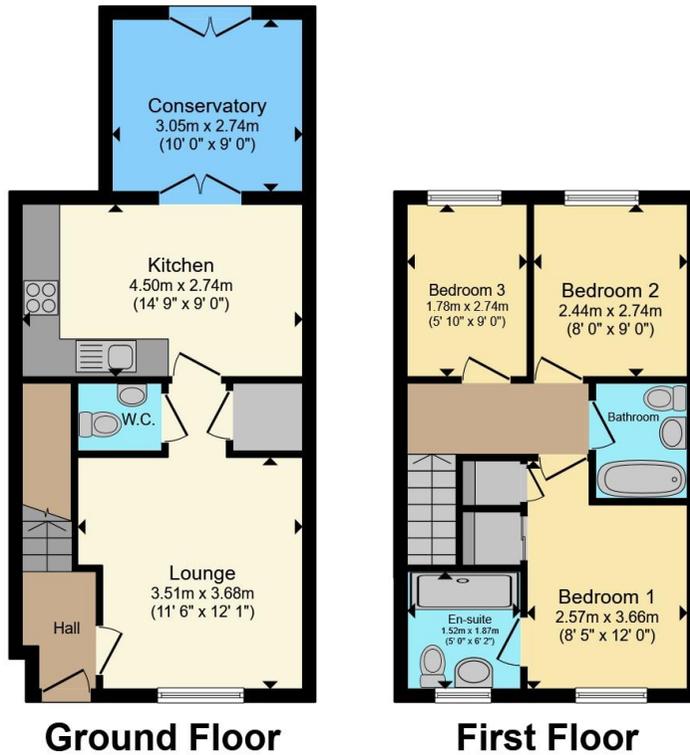
8' max x 9' max ( 2.44m max x 2.74m max )

## Bedroom Three

5' 10" max x 9' max ( 1.78m max x 2.74m max )

## Bathroom





Total floor area 77.9 m<sup>2</sup> (839 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

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Tenure: Freehold



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