



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

River Hill, Flamstead, AL3 8DA
Asking Price £600,000

Set within the picturesque village of Flamstead, Westview Cottage is a characterful detached home offered to the market with no upper chain.

Approached via a welcoming gated driveway with a wide frontage and a west-facing front garden, the property enjoys a peaceful setting just a short stroll from the village store, the local pub, and beautiful open countryside. With a garage, driveway parking, and flexible accommodation, it presents a rare opportunity in this sought-after village.

The property opens through a porch into the central dining area, which serves as the hub of the ground floor. From here there is access to the living room, kitchen, and stairs to the first floor, along with a useful W/C, an under-stair cupboard and a further separate storage cupboard.

The bay-fronted living room is filled with character and offers a welcoming space, while the kitchen is neatly arranged and practical in design.

Upstairs, the cottage offers three bedrooms. The principal bedroom includes built-in wardrobes, the second benefits from a storage cupboard, and the third, currently utilised as a home office, adds valuable versatility.

A well-presented shower room completes the accommodation.

Externally, the home enjoys a delightful west-facing front garden, providing well-kept lawn areas, perfect for enjoying the afternoon and evening sun. A garage and driveway provide off-street parking and further storage.

The location is one of the property's greatest assets. Flamstead is a highly regarded Hertfordshire village surrounded by open countryside, with a strong sense of community and excellent local amenities.

The village store and pub are just a short walk away, while nearby towns including Harpenden, St Albans, and Hemel Hempstead provide a wider range of shops, restaurants, and leisure facilities. For commuters, rail services from Harpenden and St Albans offer fast links into London St Pancras, while the M1 motorway is within easy reach.

Tenure: Freehold
Council Tax Band: F
EPC Rating: D



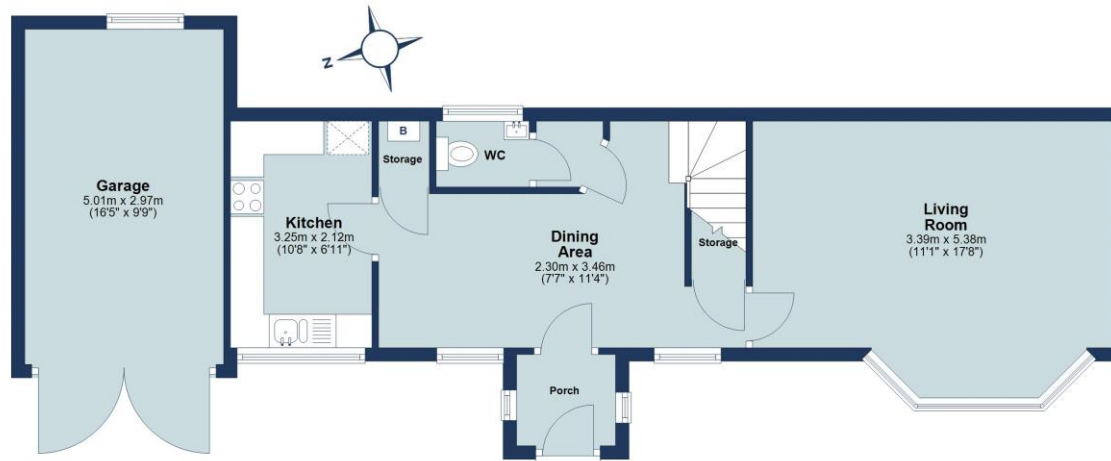






Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 107.8 sq. metres (1160.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage included in the total floor area.
Plan produced using PlanUp.

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