



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

Caesars Road, Wheathampstead, AL4 8NR

Asking Price £350,000

Offered for sale with no upper chain, this bright and generously proportioned two-bedroom first floor maisonette provides over 840 sq ft of well-arranged accommodation, complemented by a particularly appealing mature, private south-facing rear garden. Offering an excellent balance of indoor and outdoor space, the property is a versatile home that should appeal to a wide range of buyers.

The accommodation feels light and airy throughout, with well-proportioned rooms and a practical layout. A spacious landing provides a useful central area with sufficient room for a desk, creating an ideal work-from-home space without compromising either of the bedrooms. There is also excellent storage within the property, adding to its everyday practicality.

The spacious living room enjoys an outlook towards the rear garden and provides plenty of room for comfortable seating, with proportions that allow flexibility in the arrangement of furniture. The separate kitchen/breakfast room offers good storage and preparation space together with room for informal dining, while its elevated position provides an attractive outlook towards distant woodland.

There are two comfortable double bedrooms, giving the accommodation plenty of versatility for couples, young families, downsizers or anyone requiring a guest room alongside their main bedroom. A stylish modern bathroom completes the internal accommodation.

Outside, the south-facing rear garden is undoubtedly one of the property's standout features. Extending to approximately 60ft, it offers a mature and wonderfully private setting with ample space for outdoor seating and dining, gardening, children's play or simply relaxing in the sunshine. A useful brick-built store provides secure additional storage for bicycles, garden equipment and other belongings.

The property is conveniently positioned for the centre of Wheathampstead, with its cafés, pubs, restaurants, everyday amenities and schools all within walking distance. The surrounding Hertfordshire countryside is also close at hand, providing plenty of opportunities for walking and enjoying the outdoors.

For a wider choice of shopping, dining and leisure facilities, Harpenden and St Albans are both a short drive away, with their mainline stations providing fast and frequent rail services into London.

Combining over 840 sq ft of bright living space, two double bedrooms, excellent storage and a substantial private south-facing garden, this is a particularly appealing home in a sought-after village setting, with the added advantage of no upper chain.

Tenure: Leasehold
Term of Lease: 125 yrs from 28 Jul 1986
Service Charge: £573 PA for 2026
Ground Rent: £10 PA for 2026
Council Tax Band: C
EPC Rating: C









Looking to Sell or Let your
current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving
you peace of mind you are on the right deal, every
month.

We will compare your mortgage against thousands of
deals and send you a monthly report.

Please note that mortgage monitoring does not
constitute mortgage advice.

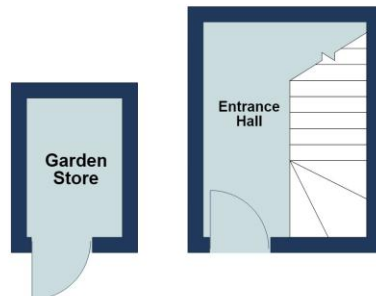
First Floor

Approx. 72.6 sq. metres (780.9 sq. feet)



Ground Floor

Approx. 6.0 sq. metres (64.5 sq. feet)
(excluding Garden Store)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden store not included in the total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01582 769966
harpenden@bradfordandhowley.com
42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com