



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

Lower Luton Road, Wheathampstead, AL4 8JQ

Asking Price £625,000

This attractive family home is offered to the market with the benefit of no upper chain, making it an appealing option for buyers seeking a straightforward purchase.

The property offers well-balanced accommodation with clear scope for further enhancement.

One of its key attractions is the potential to extend, subject to the necessary planning permissions, allowing future owners the opportunity to adapt and enlarge the home to suit their needs.

The ground floor living space is both welcoming and practical.

A bay-fronted living room provides a comfortable and characterful reception space, benefitting from good natural light and offering an ideal area to relax.

To the rear, the home opens into an open plan kitchen and dining area, creating a sociable hub for everyday family life and entertaining.

This layout works particularly well for modern living, with a strong connection between indoor and outdoor spaces.

Externally, the property continues to impress. A generous rear garden offers excellent space for families, gardening and outdoor dining, while also providing further potential for extension if desired.

To the front and side, a driveway and garage deliver valuable off-street parking and storage.

The location is a particular highlight. The property lies within walking distance of local schooling, making it an excellent choice for families, while also being close to open countryside, offering easy access to scenic walks and outdoor pursuits.

This balance of village convenience and rural surroundings is one of Wheathampstead's most appealing qualities.

Overall, this is a well-positioned home offering space, potential and a desirable village setting.

With no upper chain, generous outdoor space and strong future potential, the property represents an excellent opportunity for buyers looking to establish themselves in Wheathampstead.

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









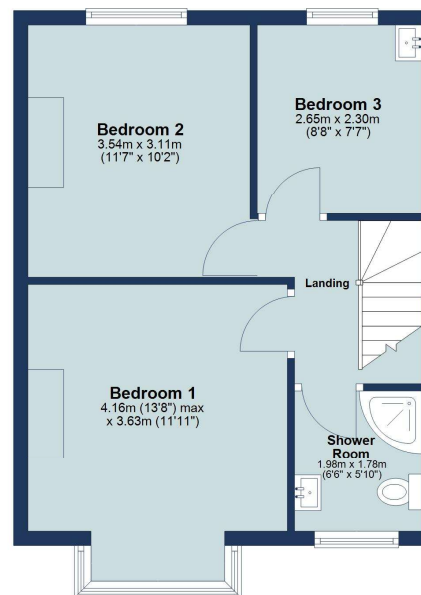
Ground Floor

Approx. 53.4 sq. metres (574.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.3 sq. feet)

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

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