



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

Garrard Way, Wheathampstead, AL4 8PE

Asking Price £575,000

This attractive family home offers exceptionally flexible accommodation, currently arranged as three to five bedrooms, making it ideal for growing families, those requiring home working space or buyers seeking versatile living arrangements.

Situated within easy walking distance of Wheathampstead's vibrant village centre and highly regarded local schools, the property combines generous proportions with a highly convenient and sought after location.

At the heart of the home is a spacious dual aspect living room, flooded with natural light from windows to both aspects and providing an inviting space for both relaxing and entertaining.

A cosy wood burner creates a wonderful focal point, adding warmth and character whilst enhancing the welcoming atmosphere throughout the cooler months.

The stylish kitchen has been thoughtfully designed with a range of contemporary units, ample worktop space and quality finishes, creating a practical and attractive environment for everyday family life.

The flexible layout allows the accommodation to adapt to changing requirements, whether additional bedrooms, guest accommodation, playrooms or home offices are needed.

All the bedrooms are comfortable doubles, providing excellent space and versatility throughout the property.

The accommodation is further complemented by a family bathroom and separate shower room, ensuring practicality for busy households.

Externally, the south facing rear garden is a particular highlight, enjoying a mature and private setting with plenty of space for outdoor dining, entertaining and family enjoyment.

To the front, a driveway provides convenient off-street parking and leads to a garage, offering additional storage and practicality.

Wheathampstead continues to be one of Hertfordshire's most desirable villages, renowned for its strong community spirit, excellent schooling, picturesque countryside walks and thriving High Street.

With the village centre and schools within easy walking distance, this superb home offers an outstanding combination of flexibility, character and convenience.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: C**



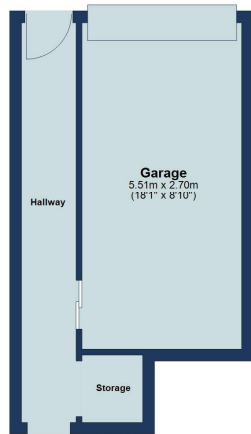






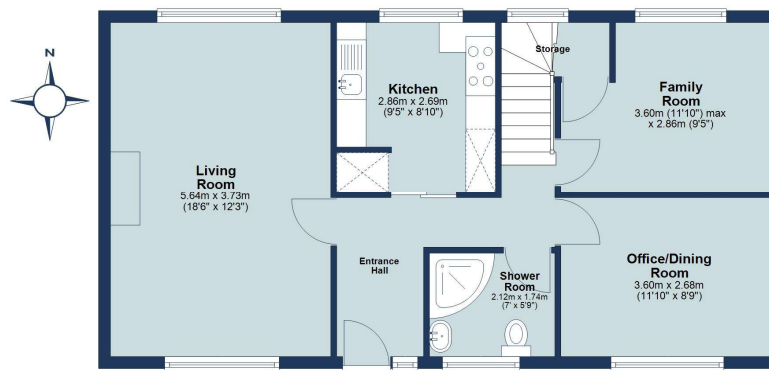
### Ground Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



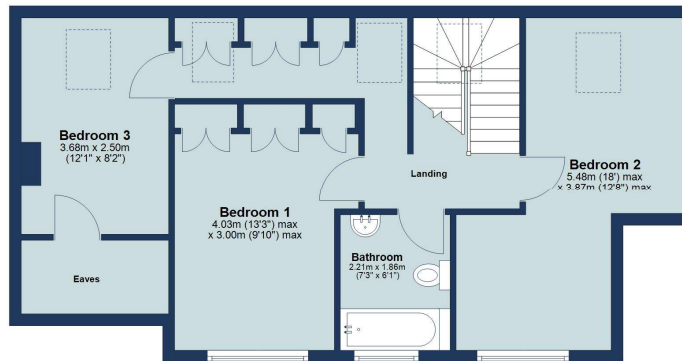
### First Floor

Approx. 63.3 sq. metres (681.9 sq. feet)



### Second Floor

Approx. 55.4 sq. metres (596.2 sq. feet)  
(excluding Eaves)



Total area: approx. 141.8 sq. metres (1526.5 sq. feet)

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

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