



22 Old Watling Street, Flamstead

Guide Price £795,000

FINE & COUNTRY



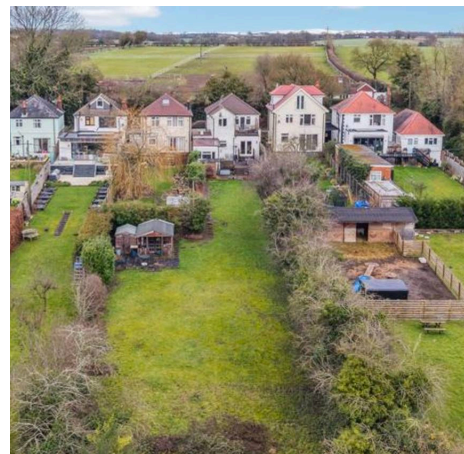
22 Old Watling Street

Flamstead, St. Albans

- Impressive Five Bedroom Detached Family Home
- South Facing Private Garden Reaching 0.3 Acre
- Remodelled Open Plan Kitchen/Breakfast Room
- Separate Formal Bay Fronted Sitting Room
- Master en Suite Bedroom with Private Balcony
- Versatile Fifth Double Bedroom/ Family Room
- Family Bathroom & Ground Floor Shower Room
- Separate Utility Room, Boot Room & Store Room
- Sought After Location within Hertfordshire Village
- Excellent Transport Links to Amenities & London Nearby

A spacious five bedroom detached family home reaching 2000 sq.ft. of versatile living accommodation and approximately 0.3 acre private south facing rear garden located along a popular road on the outskirts of the Hertfordshire village of Flamstead.

Nestled along Old Watling Street, this impressive detached family home presents a rare opportunity to acquire a substantial property offering 2,047 sq. ft. of versatile living space. The home boasts a beautifully remodelled, open plan kitchen/breakfast room that spans over 22 ft. providing a fantastic hub for family life. With five bedrooms, including a master suite complete with an en suite and private balcony offering stunning, far reaching countryside views, this home is perfect for family living. The private, south facing rear garden extends to approximately 0.3 acres, offering ample space for outdoor activities and relaxation. Set within the picturesque Hertfordshire village of Flamstead, the property is conveniently located near local amenities, including a village shop, pub/restaurants, and an excellent primary school. Old Watling Street is also within the catchment area for the highly regarded schools in Harpenden. Both



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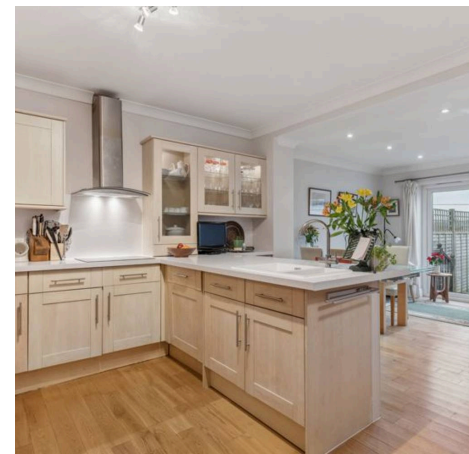
Council Tax band: F

Tenure: Freehold

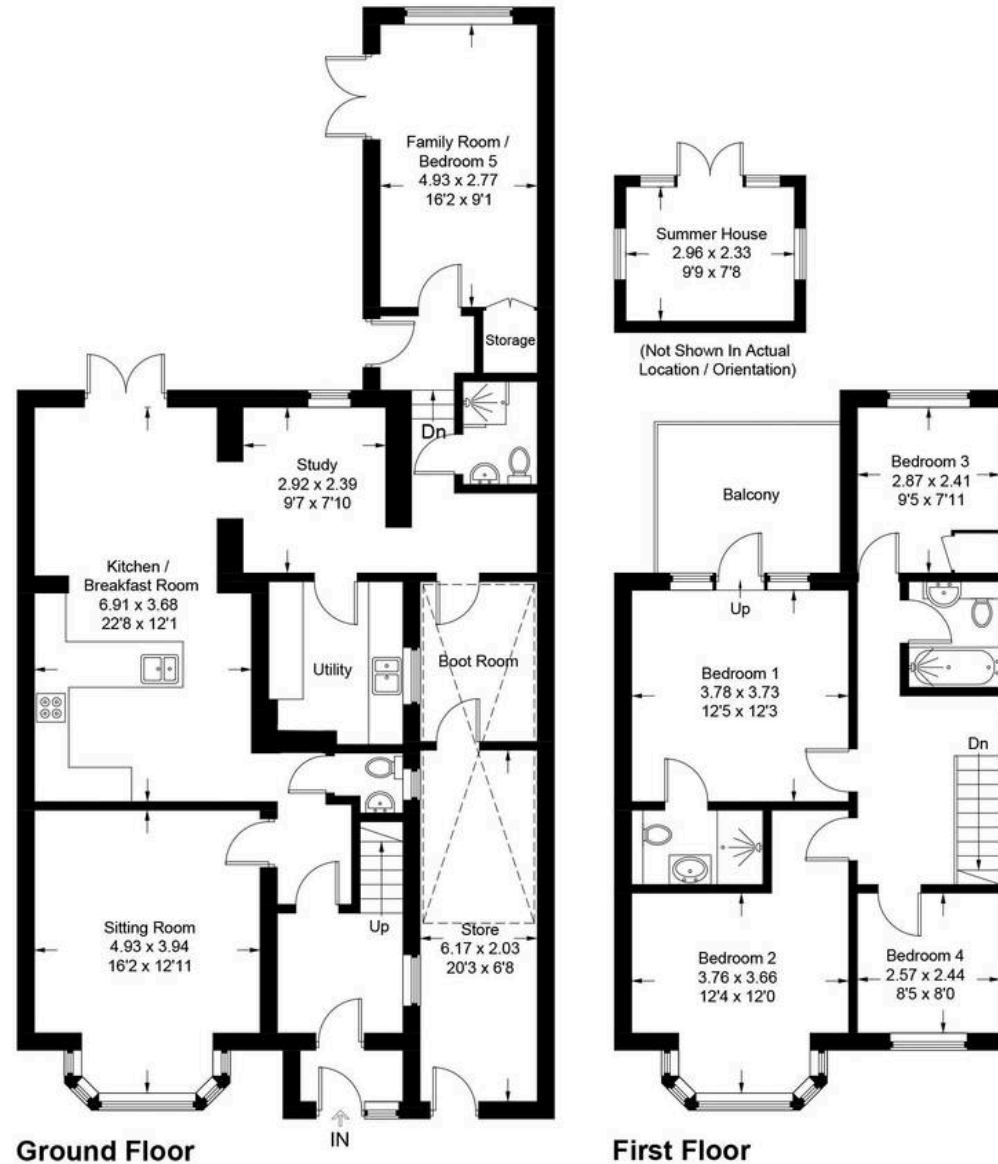
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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Approximate Gross Internal Area
 Ground Floor = 122.9 sq m / 1,323 sq ft
 First Floor = 60.4 sq m / 650 sq ft
 Summer House = 6.9 sq m / 74 sq ft
 Total = 190.2 sq m / 2,047 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.