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## Old Watling Street, Flamstead

A substantial and extended five bedroom 1930's family home with large gardens and superb countryside views in the catchment area for the best Harpenden schools.

**£675,000**

01992 87 85 80

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### Overall Description

This is a large extended 1930's family home in a pleasant semi-rural location, with superb countryside views, yet very conveniently located for local schools and transport links. The house has five bedrooms, the master with an en-suite, as well as a family bathroom on the first floor. Downstairs there is a good-sized entrance hall, downstairs cloakroom, sitting/dining room, lounge/TV room, kitchen/breakfast room and good-sized utility, which is accessed via the garage. The property has potential to extend into the loft to add further bedrooms under permitted development rights as others have in the area and may have potential for a rear extension too (subject to consent). Outside there is a 120' garden to the rear overlooking the countryside beyond and a private drive to the front leading to the tandem garage. If you are looking for a spacious family home, with rural views to front and back, in the catchment area for some of the best local schools then book in for the Open Day viewing from 10am to 11am on Saturday the 4th of October.

### Location

The property sits in an elevated position on Old Watling Street, the original Watling Street roman road and is very conveniently located for local amenities and transport links. Old Watling Street is part of the attractive and historic village of Flamstead, which boasts the 12th Century C of E Church, St Leonard's, three pubs and a village shop. The village is well-known for its annual Scarecrow Festival and boasts a variety of community activities for all ages. The historic village of Markyate is also within walking distance with two village shops, a bakery, numerous pubs and restaurants. Further shops and other amenities are a short drive away in Redbourn, Harpenden, and St Albans. The property sits in the catchment area for excellent local village schools including Flamstead Village Primary School, and is also in the catchment for schools in Harpenden such as Roundwood Primary School. Secondary options include Roundwood Park Secondary School, and St George's, both ranked as "outstanding" by OFSTED and Katherine Warrington, ranked as good. Transport links are excellent with the M1 under a five minute drive away, fast rail links to London St Pancras and the North from Harpenden and local and international flights from Luton Airport. There is plenty of beautiful countryside in the vicinity including the Chilterns which are designated an area of Outstanding Natural Beauty (AONB).

### Accommodation

From the drive a path leads to the part-glazed front door into the:

#### Entrance Hall 18'2 x 5'11 (5.54m x 1.80m)

Frosted window to front. Two frosted windows to side. Stairs to first floor. Under-stairs cupboard. Radiator.

#### Downstairs Cloakroom 3'10 x 2'5 (1.17m x 0.74m)

Low-level WC. Wash-hand basin with tiled splash-back

#### Lounge 16' into bay x 14'8 (4.88m into bay x 4.47m)

Bay window to front. TV aerial point. Cat 5 network point. Radiator.

#### Sitting/Dining Room 28'1 into bay x 11'8 (8.56m into bay x 3.56m)

Bay window to front. French doors to the rear patio. Fireplace with stone surround/hearth and coal-effect gas fire. Cat 5 network point. Radiator.

#### Kitchen/Breakfast Room 22'3 x 11'1 (6.78m x 3.38m)

Two windows to rear with rural views. Kitchen units with work-tops and one and half bowl stainless-steel sink unit. Double eye-level oven. Space for fridge and freezer. Space for dishwasher. Tiled floor. Spotlights. Glazed door to rear.

#### Utility Room 11'8 x 11'1 (3.56m x 3.38m)

Accessed via the garage. Window to rear. Kitchen units with roll-top worksurfaces and stainless-steel sink unit. Space and plumbing for washing-machine and tumble-dryer.

#### First Floor 9'10 x 7'2 (3.00m x 2.18m)

From the hall, stairs lead up to the landing. Loft hatch. Radiator.

#### Bedroom One 14'1 x 10'11 (4.29m x 3.33m)

Window to rear with far-reaching views. Radiator. Door to:

#### En-Suite 7' x 4'7 (2.13m x 1.40m)

Frosted window to rear. Shower cubicle. Low-level WC. Vanity unit with wash-hand basin. Modern heated towel-rail. Spotlights.

#### Bedroom Two 14'7 x 9'9 (4.45m x 2.97m)

Window to front with countryside view. Radiator.

#### Bedroom Three 12' x 10'1 (3.66m x 3.07m)

Window to rear with view. Two fitted wardrobes with cupboards above. Radiator.

#### Bedroom Four 11'6 x 10'8 (3.51m x 3.25m)

Window to front. Radiator.

#### Bathroom 6'7 x 6'4 (2.01m x 1.93m)

Frosted window to rear. Panel bath. Low-level WC. Wash-hand basin.

#### Bedroom Five 7'3 x 7' (2.21m x 2.13m)

Window to front with view. Telephone/Wi-Fi point. Radiator.

### Outside

The property has a garden to the front with driveway leading to the GARAGE: (30'9 x 12'5) Electric garage door to front. Electric light and power. Wall-mounted gas central-heating boiler and Megaflo hot-water cylinder. Double-doors to the patio with cat-flap. The back garden is around 120' long with a large raised patio area next to the house and steps down to a central lawn with fencing borders. STORE ROOM: 11'6 x 10'4 underneath the utility and with steps up to a trap-door (not in use). Brick BBQ. Garden tap. Outside lights.

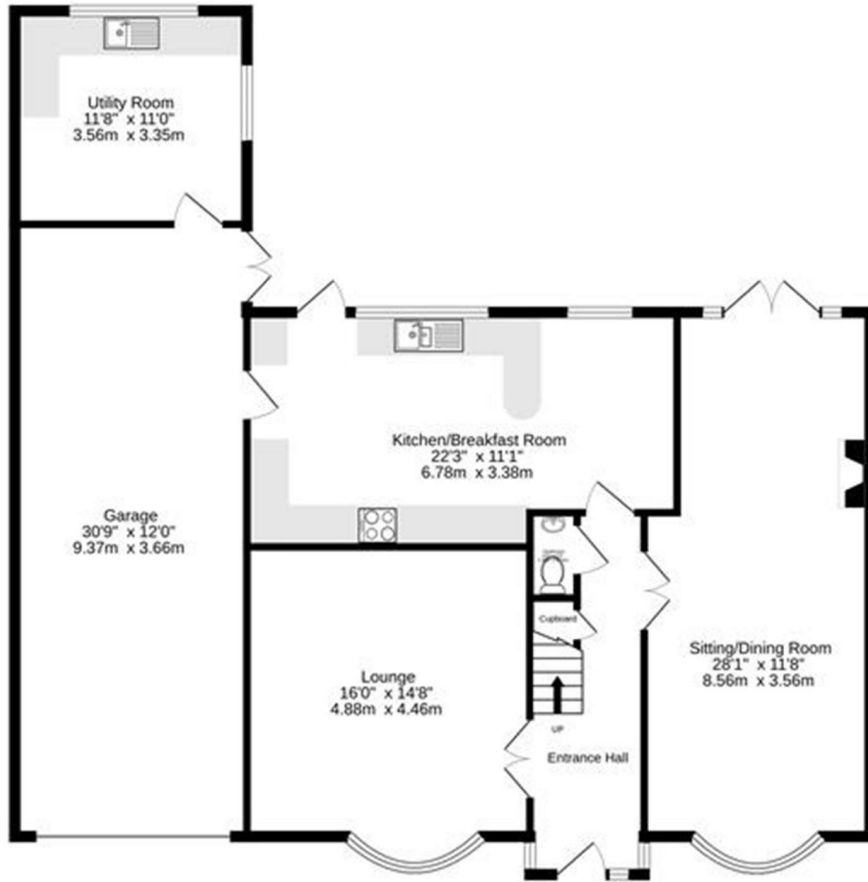
### Services and Other Information

Mains water, drainage, gas and electricity. Gas-fired central-heating. Double-glazed. Cat 5 cable network connected. Council Tax Band: E. c. 2,280 square feet.

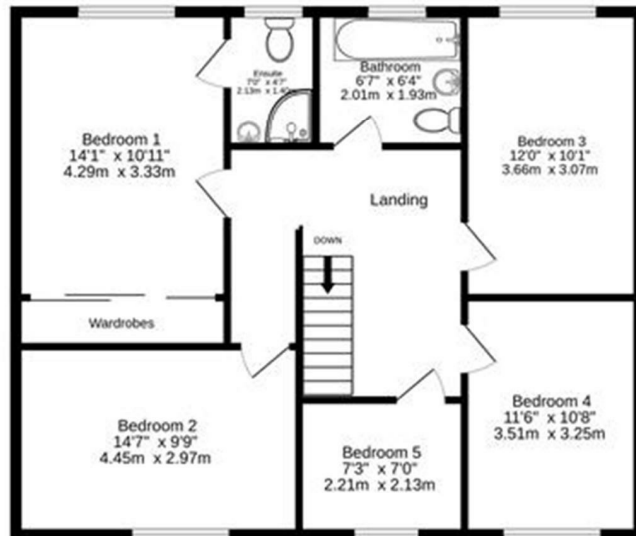
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Ground Floor  
1407 sq.ft. (130.7 sq.m.) approx.



1st Floor  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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