



5 bedrooms



3 bathrooms



2 receptions



Private Garden



Garage & Driveway



EPC Band D

Freehold

Council Tax Band:  
G £3,918.52 (2025/26)

Local Authority:  
St Albans District Council





Five bedroom detached home in Wheathampstead, offering superb accommodation for spacious family living. Well presented.

### Description

Positioned along a quiet village road, this beautifully presented home offers spacious and flexible accommodation, ideal for family living. A welcoming entrance hall leads into a generously sized living room with patio doors opening onto the rear garden, inviting natural light and a seamless indoor-outdoor flow. The well-appointed kitchen/breakfast room features a central island, ideal for entertaining, with side access and a separate utility room for added practicality. The ground floor also includes two more bedrooms, a study, and a fitted shower room, ideal for guests or extra living space. Upstairs, two double bedrooms enjoy substantial storage and a well-sized family bathroom. The principal bedroom boasts vaulted ceilings, an en-suite shower room, and views over the rear garden. Outside, the mature rear garden offers privacy and a desirable southerly aspect. To the front, a driveway provides ample off-road parking and access to an integral garage, enhancing the appeal of this well-designed village home.

### Location

Maltings Drive is one of Wheathampstead's most sought-after roads, offering a peaceful setting ideal for family life. Just a short walk from the village centre, residents enjoy easy access to a range of shops, pubs, and restaurants



#### Buyers Information

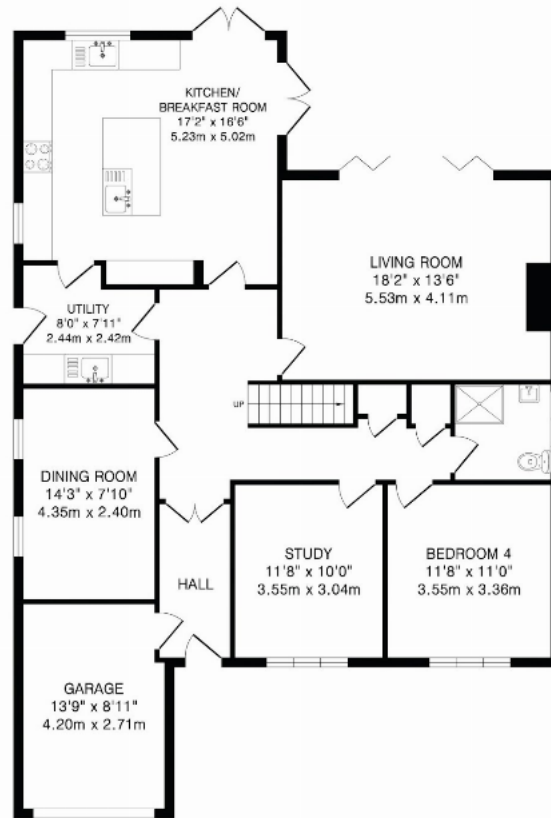
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



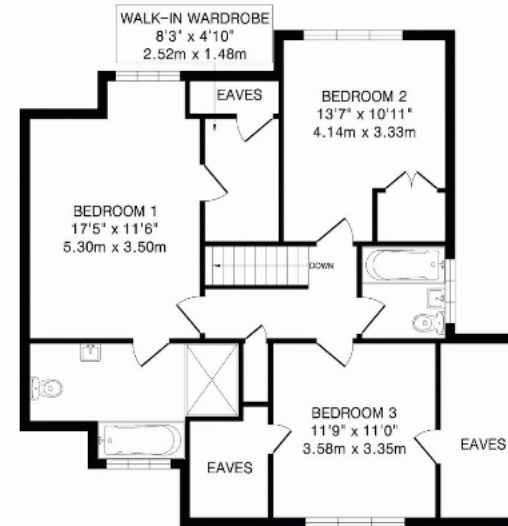








Ground Floor  
1407 sq.ft.(130.6 sq.m)approx.



First Floor  
723 sq.ft.(67.1 sq.m)approx.

TOTAL FLOOR AREA: 2130 sq.ft.(197.7 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.