







-  4 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Private Garden
-  Garage & Driveway
-  EPC Band C



Freehold

Council Tax Band:
F £3,552.10 (2026/2027)

Local Authority:
St Albans District Council

Four-bedroom detached family home in a sought-after location, just minutes from Wheathampstead village High Street.

Description

CHAIN ABOVE COMPLETE. This well presented detached family home is located within an extremely popular cul-de-sac close to the village High Street, popular schooling, and open countryside. Arranged over two floors, the bright, airy, and spacious accommodation comprises a Principal bedroom with en-suite shower room and built-in wardrobe, three further bedrooms, and a family bathroom. Downstairs is a large double aspect lounge/dining room with Invictus oak vinyl flooring, flame effect gas fire with ornamental surround and sliding patio doors to the rear garden. The fully fitted kitchen has sliding patio doors to the garden and a range of wall-mounted and base storage cupboards, incorporating built-in appliances including a fridge/freezer, four burner gas hob and extractor fan, eye level fan-assisted oven, dishwasher, and central island unit/breakfast bar. To complete the ground floor there is a utility/cloakroom. Outside, the private rear garden offers a large entertaining patio, gravelled flower beds, and lawn. The front includes driveway parking leading to an integral garage with up and over door, light, and power.

Location

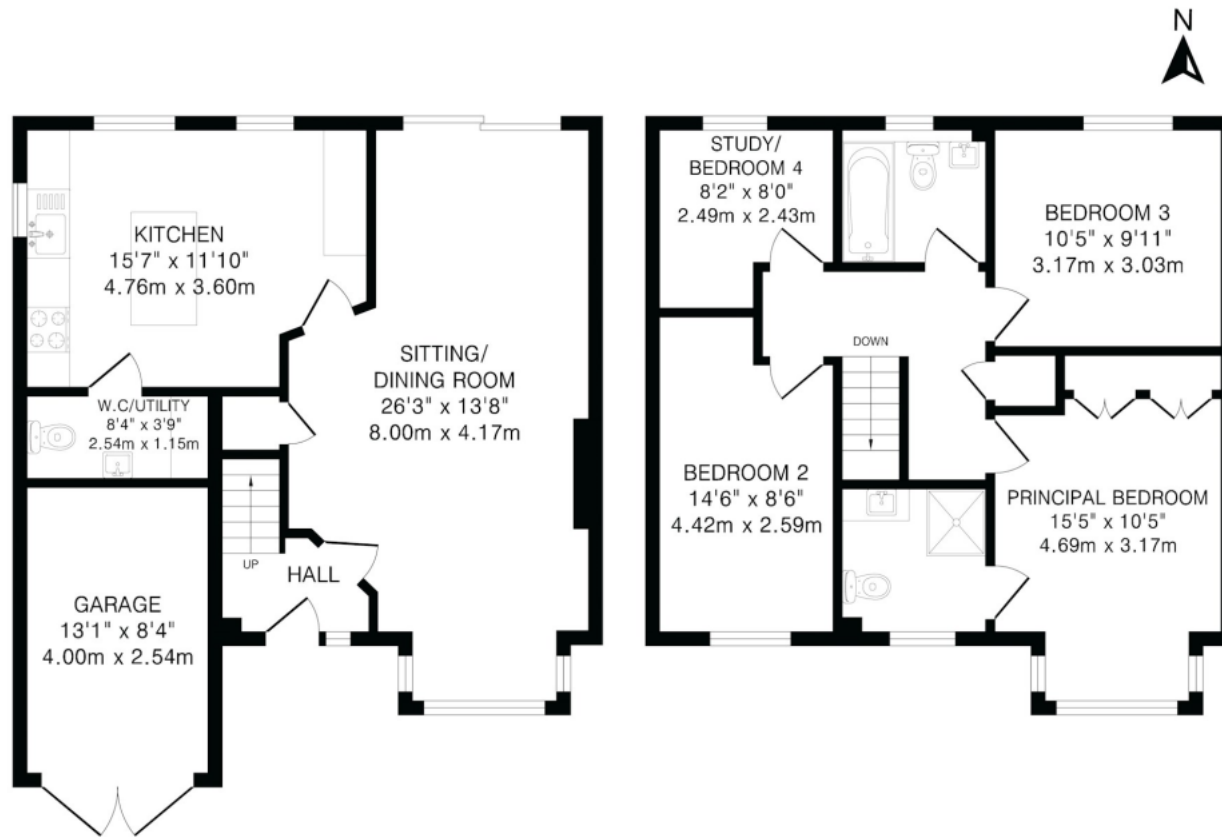
Waddling Lane, part of a 2003 exec homes development in tranquil yet central Wheathampstead, is near shops, eateries, and pubs, with countryside walks nearby. Easy access to Harpenden, St Albans, Welwyn Garden City, A1M, and mainline stations.

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
671 sq.ft.(62.3 sq.m)approx.

First Floor
617 sq.ft.(57.2 sq.m)approx.

TOTAL FLOOR AREA: 1288 sq.ft.(119.5 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.