



5 Bedrooms



1 Bathroom



2 Receptions



EPC Band D

Freehold

Council Tax Band:
G £0.00 ()

Five-bedroom detached house needing modernisation, with potential to extend or develop, subject to planning consents.

Description

West Wind is a charming detached house needing modernisation, located on a desirable country lane. The generous plot offers potential for extending the current house or building an additional property, with relevant consents. The house features a large entrance hall, formal living room with feature fireplace, and a separate dining room. The kitchen overlooks the driveway, complemented by a utility room and cloakroom. Upstairs, there are five bedrooms and a family bathroom, with the two largest bedrooms enjoying views over the rear garden. Outside, there's a detached double garage and an integral single garage. The established grounds, just over a third of an acre, are gated. Council Tax Band: G £3,610.06 (2024/2025) with Dacorum Borough Council. Per UK Anti Money Laundering regulations, buyer identity verification is required, incurring a £48 charge per person including VAT. More information is available in our website's terms and conditions.

Location

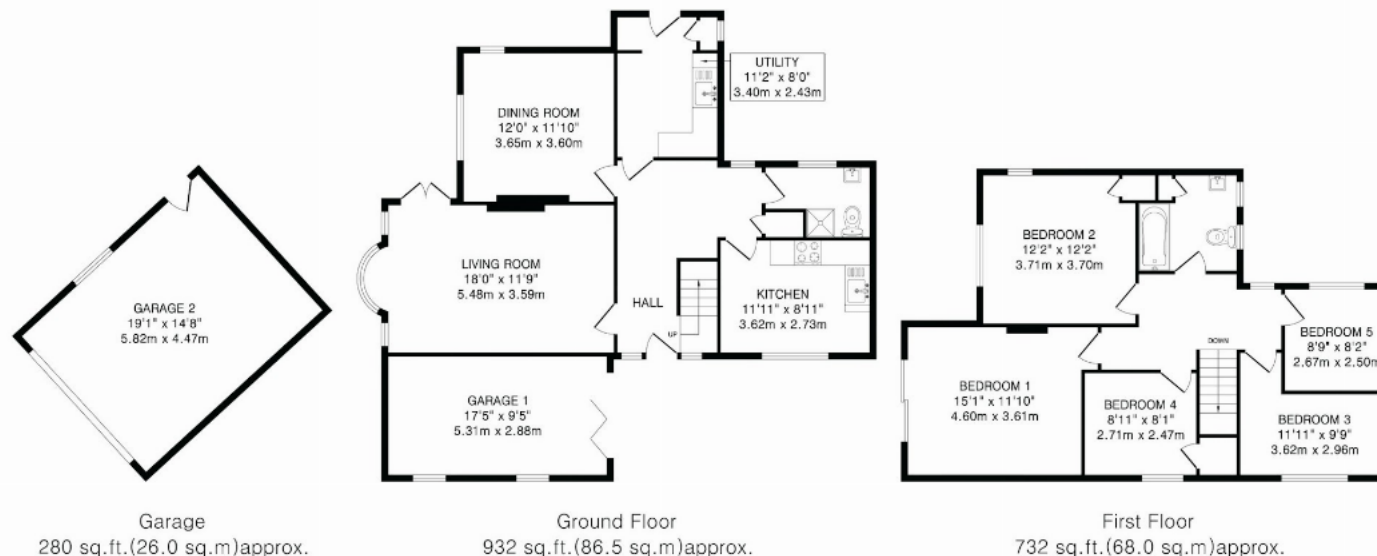
Westwick Row, a historic country lane in Leverstock Green, offers easy access to St Albans with boutique shops, a great bi-weekly market, and excellent road and rail links to St Pancras (20mins) via the mainline station.

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.









TOTAL FLOOR AREA: 1944 sq.ft. (180.5 sq.m) approx.
 This floor plan 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.