



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Woodside Road, Woodside, LU1 4LU
Guide Price £699,950

A truly exciting opportunity has arisen to acquire this DETACHED home, enviably positioned in the peaceful and highly sought-after rural hamlet of Woodside. Boasting breathtaking, uninterrupted views over open farmland to the front, this property offers a sense of space, privacy, and countryside charm that is increasingly hard to find.

One of the standout features of this home is the beautifully mature rear garden, thoughtfully landscaped and lovingly maintained over the years — a private, tranquil haven perfect for relaxing, entertaining, or gardening enthusiasts.

The impressive size of the garden also presents fantastic potential for further development or extension (subject to the necessary planning permissions), making this an ideal purchase for buyers looking to create their dream home or add value in the future. Alternatively, its current layout offers the rare luxury of a substantial and scenic outdoor space ready to be enjoyed immediately.

Inside, the property offers spacious and flexible accommodation arranged over two floors, providing a versatile layout that can easily be adapted to suit a variety of lifestyle needs — whether you're a growing family, someone seeking multigenerational living, or simply looking for more room to spread out. The interior is filled with natural light, creating a warm and welcoming atmosphere throughout.

Parking is abundant, with a driveway to the front of the property for everyday convenience. Additionally, a private rear driveway leads to both a double and single garage situated at the bottom of the garden — a practical and highly desirable feature for car enthusiasts, storage, or potential conversion into a workshop or home office.

Woodside itself is a small, friendly hamlet known for its community spirit and picturesque setting. Ideally situated between the charming villages of Slip End and Caddington, it provides the perfect balance of peaceful rural living with excellent connectivity.

Harpenden Town Centre is just a short drive away, offering a vibrant mix of shops, cafés, and amenities, as well as fast and frequent rail links into London St Pancras — making this an ideal spot for commuters who crave a quieter pace of life without sacrificing convenience.

This unique home combines space, potential, and a beautiful setting — a rare find in today's market and one not to be missed.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C





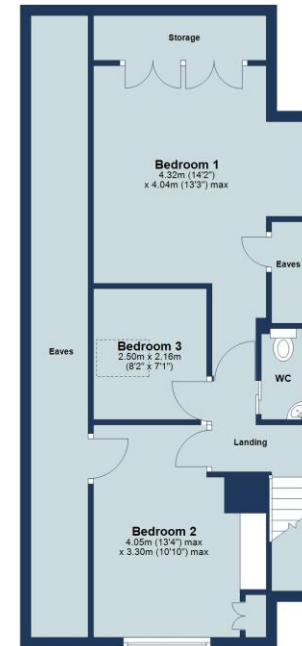




Ground Floor
Approx. 115.4 sq. metres (1242.1 sq. feet)



First Floor
Approx. 44.6 sq. metres (479.6 sq. feet)



Total area: approx. 160.0 sq. metres (1721.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garages, store room and eaves not included in total floor area.
Plan produced using PlanUp.

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