



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

Lower Luton Road, Wheathampstead, AL4 8HW
Guide Price £1,100,000

This impressive four-bedroom detached family home offers beautifully presented accommodation, combining stylish interiors with a wonderful setting close to both Harpenden and Wheathampstead.

A standout feature of the property is the stunning open plan living space, which forms the heart of the home. This expansive and light-filled area has been thoughtfully designed to create a sociable environment for both everyday family life and entertaining. The layout allows for clearly defined zones for cooking, dining and relaxing, while maintaining a seamless flow throughout.

The ground floor is further enhanced by a separate playroom, providing valuable additional living space that can be adapted to suit a range of needs, whether for children, home working or a more informal sitting area.

A utility room and cloakroom add further practicality, helping to keep the main living areas organised and functional.

Upstairs, the property continues to impress with well-proportioned bedrooms, including a principal bedroom with a luxury en-suite, creating a comfortable and private retreat.

The remaining bedrooms are served by a contemporary styled shower room, finished to a high standard and designed with modern living in mind.

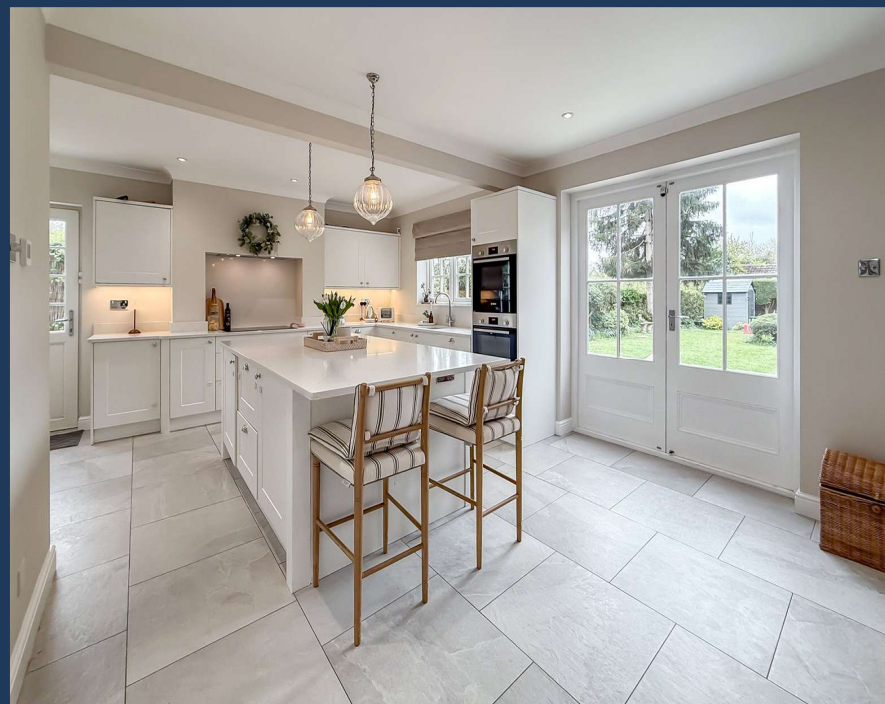
Externally, the home enjoys a wonderful south facing rear garden, providing excellent natural sunlight throughout the day and creating an ideal space for outdoor dining, relaxation and entertaining. The garden benefits from open views to fields at the side, adding to the sense of space and offering a peaceful outlook rarely found in residential settings.

A further highlight is the impressive garden room, offering exceptional flexibility. This space is ideal for those working from home, pursuing hobbies or requiring additional storage, and adds a valuable dimension to the property.

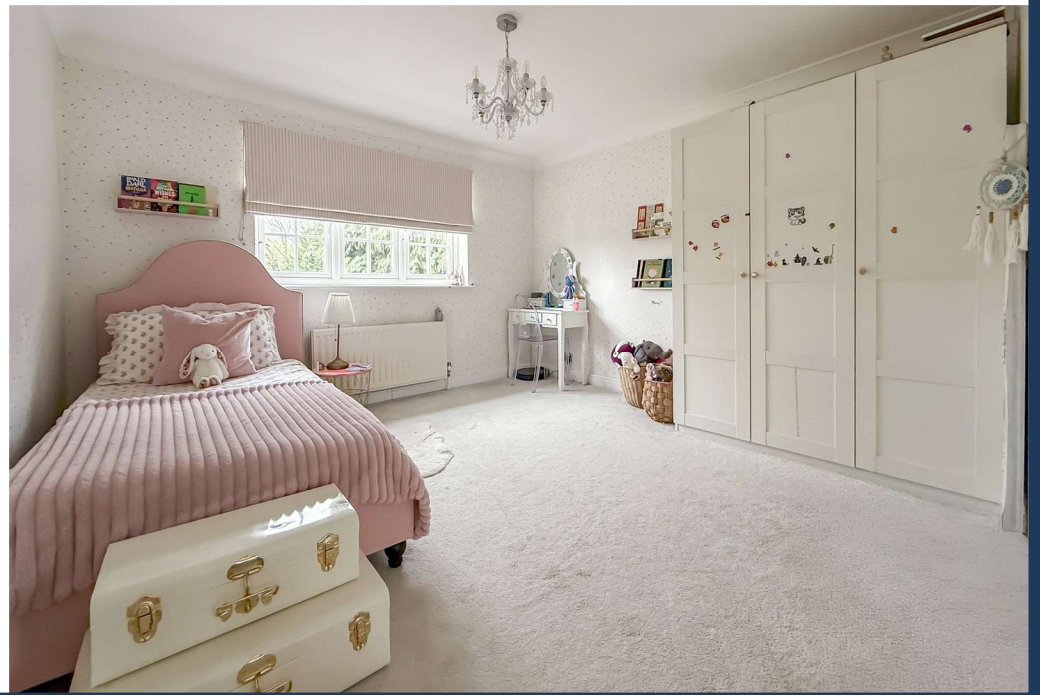
The location is particularly appealing, with both Harpenden and Wheathampstead easily accessible, providing a wide range of amenities, schooling and transport links, while still enjoying a more relaxed and semi-rural setting.

Overall, this is a stylish and versatile home offering excellent living space, a beautiful garden and a desirable location, making it ideal for families seeking both comfort and lifestyle appeal.

Tenure: Freehold
Council Tax Band: G
EPC Rating: D



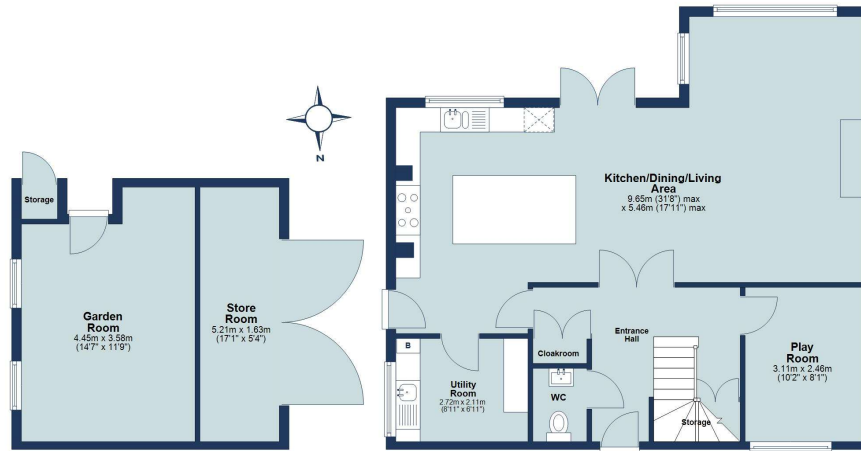






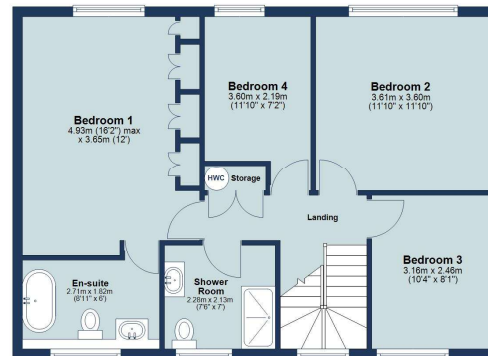
Ground Floor

Approx. 72.9 sq. metres (784.4 sq. feet)
(excluding Store Room, Garden Room, Storage)



First Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 139.0 sq. metres (1496.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden Room and Store Room not included in the total floor area.
Plan produced using PlanUp.

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f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

tel 01582 769966
envelope harpenden@bradfordandhowley.com
location 42 High Street, Harpenden, Herts, AL5 2SX