



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

Common Road, Kensworth, LU6 3RG  
Asking Price £985,000

Offered to the market with no upper chain, this exceptional detached residence provides more than 2,500 sq ft of beautifully arranged accommodation, combining striking contemporary interiors with the charm and character of a historic period property.

Originally built in the 1850s as the village's Old Red Lion public house, the property was thoughtfully converted into a family home approximately 16 years ago and now offers an impressive blend of heritage features and modern luxury living.

The heart of the home is undoubtedly the stunning open-plan kitchen/dining/family room, a wonderfully sociable space designed for modern family life and entertaining alike. Featuring a substantial central island with seating for up to eight people, integrated fridge/freezer with chilled water and ice dispenser, and expansive bi-fold doors opening onto the rear garden, the room enjoys an abundance of natural light and a seamless connection to outdoor living.

High quality finishes continue throughout the ground floor with engineered wood and porcelain tiled flooring, while a beautiful solid oak staircase rises to the first-floor accommodation.

The property offers four generous double bedrooms, all benefitting from fitted wardrobes, plantation shutters and air conditioning, with each room easily accommodating king or super king-sized beds.

The impressive principal bedroom enjoys a stylish en-suite shower room, while a second bedroom also benefits from en-suite facilities.

A spacious family bathroom serves the remaining bedrooms, creating ideal accommodation for growing families and visiting guests alike. Further benefits include LVT flooring throughout the first floor and bedrooms, a boarded loft with loft ladder access, alarm system and multiple outdoor power points.

Externally, the property enjoys a rear garden with hot and cold outdoor taps, power provision for a jacuzzi and excellent entertaining space, while the frontage provides driveway parking for multiple vehicles together with an electric vehicle charging point and access to a single garage at the rear.

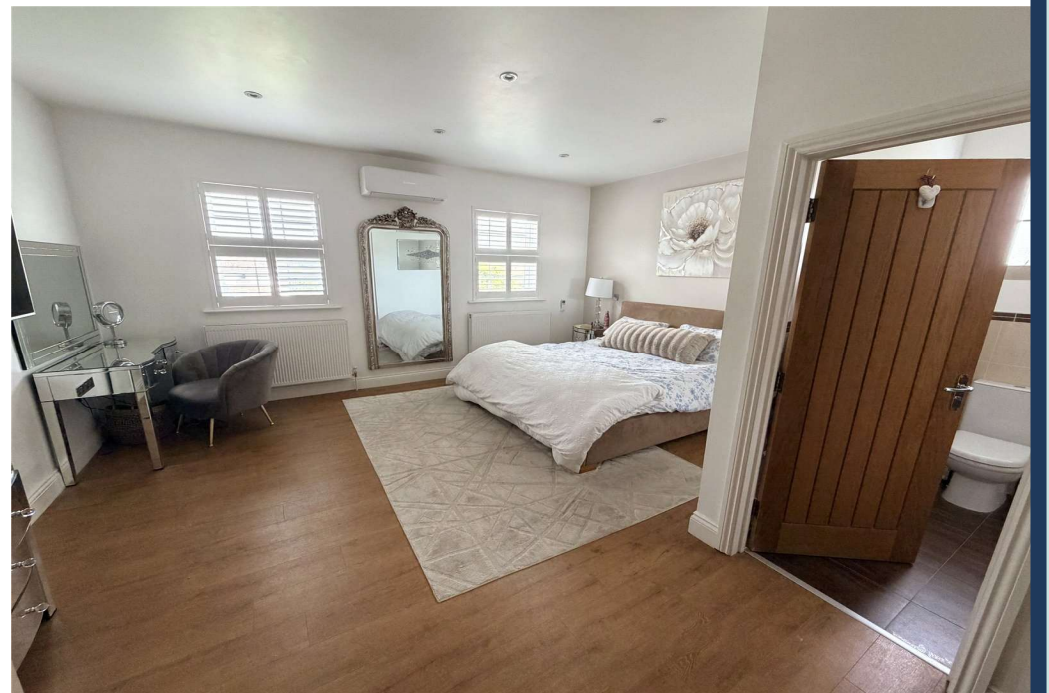
Positioned directly opposite Kensworth Common, the property enjoys a delightful semi-rural setting with beautiful countryside walks nearby leading towards Dunstable Downs. Kensworth itself remains well placed for commuters, with Junction 9 of the M1 approximately five minutes away, Harpenden and its Thameslink rail services to London St Pancras within approximately 15 minutes, London Luton Airport also within easy reach, and St Albans accessible in around 20 minutes by car.

The area is also well regarded for schooling, including the highly regarded Beechwood Park School in the neighbouring village, which maintains close links with the acclaimed St Albans School.

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: C**



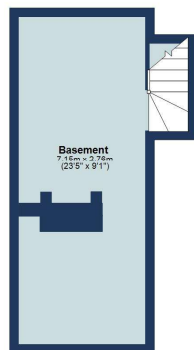




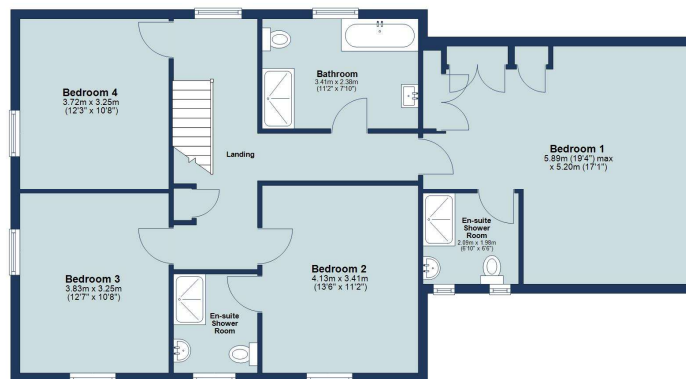




**Basement**  
Approx. 21.4 sq. metres (230.7 sq. feet)



**First Floor**  
Approx. 96.5 sq. metres (1059.9 sq. feet)



Total area: approx. 239.3 sq. metres (2575.4 sq. feet)

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

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