



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

Lower Luton Road, Wheathampstead, AL4 8HN
Asking Price £950,000

Nestled along the desirable Lower Luton Road, this deceptively spacious home offers over 1,950 sq. ft. of versatile living space across two floors. With its mature rear garden overlooking open fields, this property is ideal for buyers seeking tranquillity and a connection with nature.

Upon entering, you're greeted by a large and welcoming entrance hall that leads into a cosy snug with a charming wood burner.

The property also features a well-proportioned office, which could easily serve as a fifth bedroom, and a generous living room with bi-fold doors opening onto the rear deck, complete with a second wood burner for added warmth and atmosphere. The separate kitchen and breakfast room is spacious and practical, perfect for family meals.

Upstairs, you'll find four double bedrooms, offering plenty of space for family or guests. The flexible bathroom arrangements include a large family bathroom, a convenient shower room, and an en-suite for added privacy.

The property comes with practical touches such as a gravelled driveway, secure motorbike storage, and a large internal storage cupboard.

The mature garden, with its well-established trees and shrubs, is a true sanctuary.

Two dedicated areas are perfect for summer entertaining, while the garden room, with Wi-Fi and electricity, at the far end provides a serene spot to enjoy the countryside views. A decked area to the side enhances this outdoor space, making it ideal for spring and summer relaxation.

With open green space at both the front and rear, this property offers a perfect balance of indoor and outdoor living in a peaceful, rural setting.

Located between Wheathampstead and Harpenden, this area is popular with families thanks to its proximity to reputable schools, including the highly regarded Katherine Warrington secondary school.

Client Comment:

It's been a wonderful family home we've loved living here for the past 14 years. It's been the ideal combination; living in the countryside with views over the fields and a large garden, while having shops, train links and all that you need close by.

The garden is a quiet haven for birds and other wildlife, and we never tire of the view over the fields out the back.

Our boys have all moved on, and so we're off for an adventure somewhere new – but this has been the best family home we could have wished for, there's space for everyone and it's a great house for a party too!

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









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Ground Floor

Approx. 111.4 sq. metres (1199.2 sq. feet)



First Floor

Approx. 70.7 sq. metres (761.1 sq. feet)



Total area: approx. 182.1 sq. metres (1960.3 sq. feet)

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

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