



5 Bedrooms



3 Bathrooms



3 Receptions



Private Garden



Garage & Driveway



EPC Band C

Council Tax Band:

G £3,904.28 (2025/26)

Local Authority:

St Albans District Council



Five-bedroom detached family home, impeccably finished, ideally located near Roundwood Park and Wood End Schools.

### Description

Presented in immaculate order, this property has been meticulously renovated and significantly improved by the current owners to create a stylish and beautifully balanced family home. The ground floor features generous accommodation with an entrance hall leading to a spacious living room with garden views. The impressive kitchen/breakfast room spans the house's depth, ideal for family living and entertaining, and includes a utility room and cloakroom. A well-proportioned study offers space for home working. The first floor hosts the principal bedroom with fitted wardrobes and an en-suite, plus three further bedrooms, one with an en-suite, and a family bathroom. The second floor provides a versatile fifth bedroom. Externally, a resin driveway offers parking, enhanced by LED lighting, solar panels, an EV charging point, a garage, and a garden shed. The landscaped rear garden features artificial lawn, raised borders, a patio, and a double pergola. This is a rare opportunity to acquire a turnkey home in desirable Harpenden.

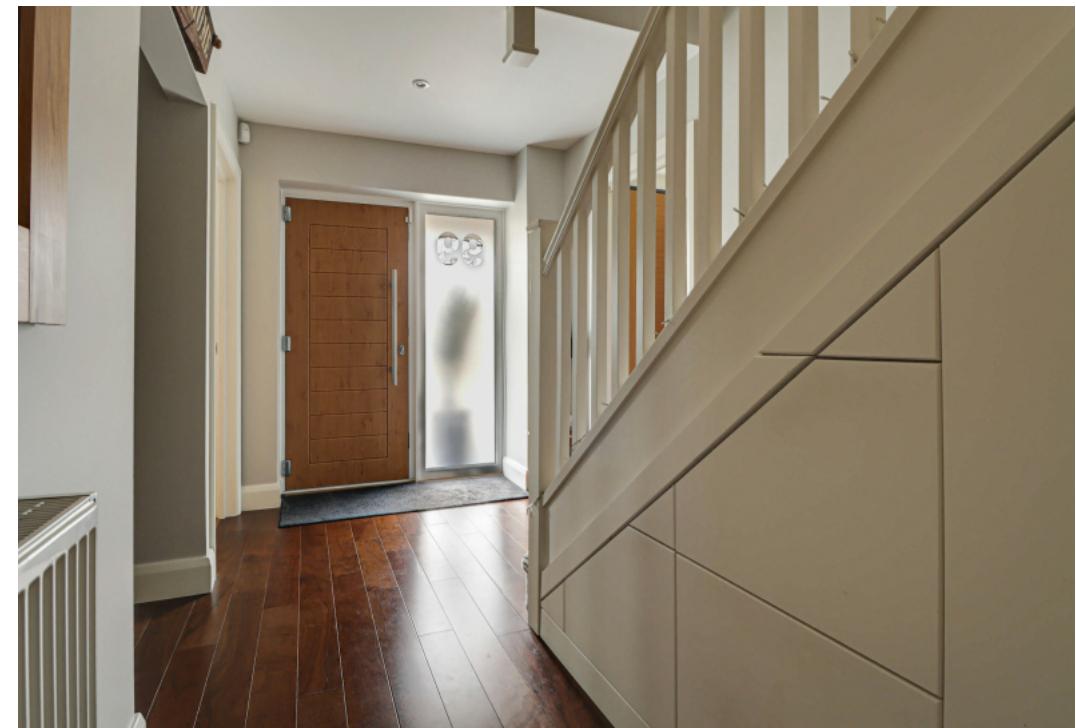
### Location

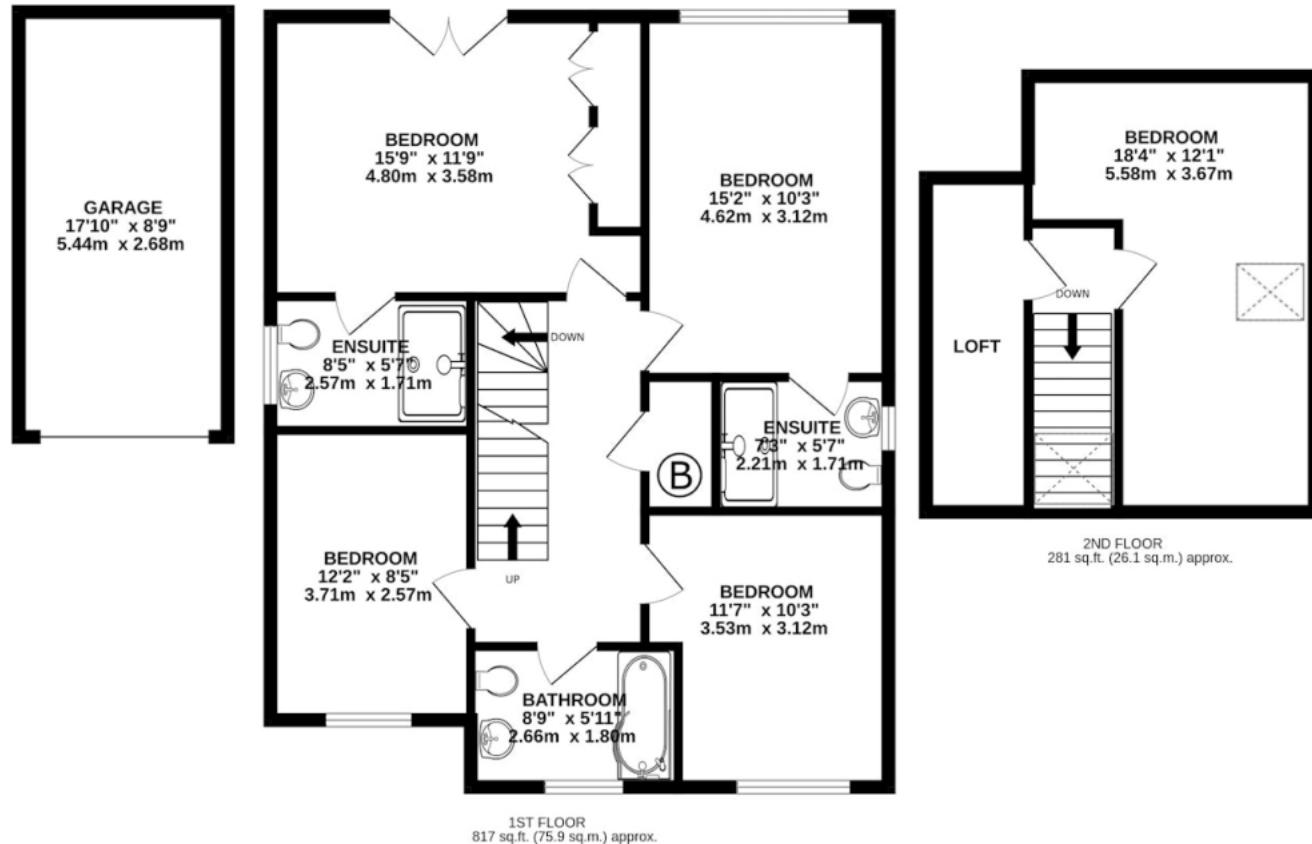
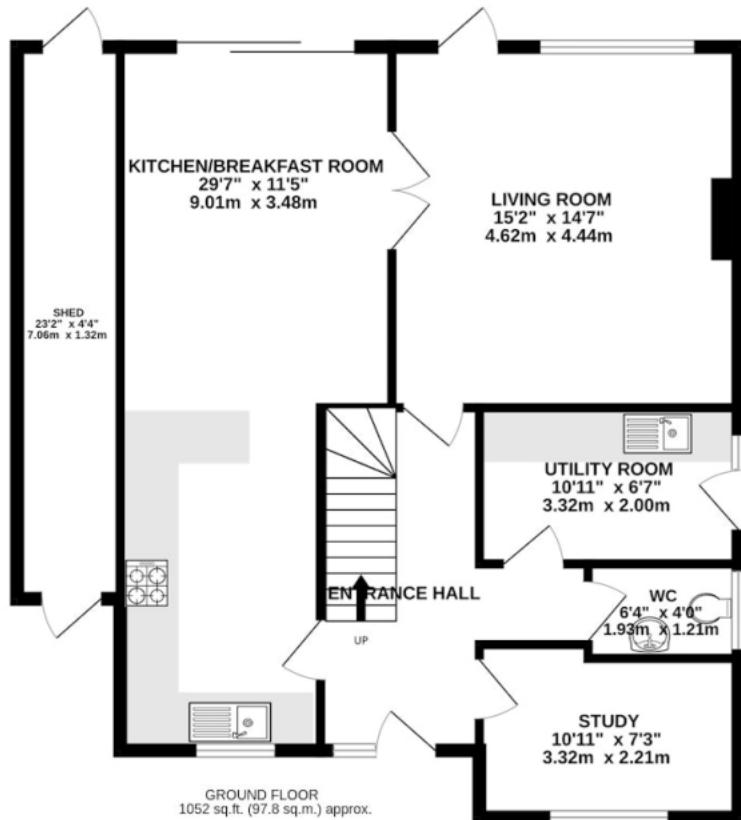
Located on Tuffnells Way in the heart of the Wood End area of Harpenden. Just a short walk to both Wood End JMI and Roundwood Park schools this is an ideal location for a growing family.



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: 2151 sq.ft. (199.8 sq.m.) approx.**

This floorplan 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.