

 5 Bedrooms

 3 Bathrooms

 3 Receptions

 Private Garden

 Garage & Driveway

 EPC Band C



Freehold

Council Tax Band:
F £3,550.70 (2026/2027)

Local Authority:
St Albans District Council

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Tuffnells Way, Harpenden, AL5 3HA
Guide price of £1,600,000

Substantial detached family property, built to the highest standards, spectacularly presented throughout.

Description

Constructed by the current owners, this exceptional detached family home offers over 3,000 sq ft of beautifully appointed living space, finished to an outstanding specification. It features underfloor heating on the ground floor with ProTouch Wi-Fi controls, a bespoke Häcker German kitchen and utility room with Bosch appliances, Residence 7 windows, Reynaers aluminium sliding patio doors, a Solidor security door, and a Hormann garage door with wireless operation. Benefits include upgraded electrics, underfloor heating in bath and shower rooms, an EV charging point, Cat 5 Ethernet cabling in every room, and a power supply for a future garden room. Arranged over three floors, it offers five bedrooms—the principal and guest suites have stylish en-suites, a contemporary family bathroom, and a separate shower room. The ground floor boasts a spacious living room with garden access, a study/playroom, and an open-plan kitchen/family room with integrated appliances and a breakfast bar. Full-width sliding doors lead to a private south-westerly garden with an entertaining terrace. The driveway provides parking for several vehicles and leads to the integral garage with power, lighting, and an electric roller door.

Location

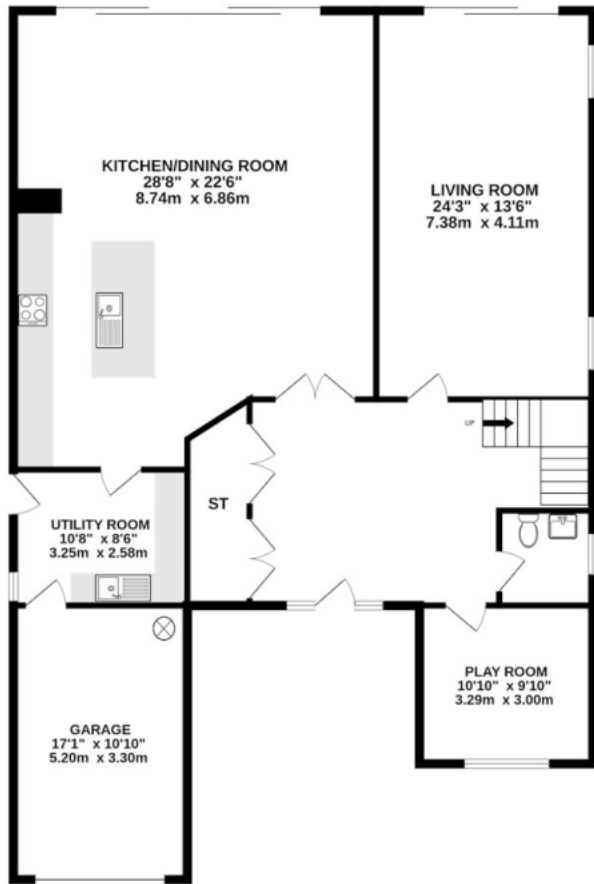
Tuffnells Way is a peaceful residential road ideal for young families and close to open countryside. The property is also well located for schools with both Roundwood Park and Wood End JMI just a short walk away.



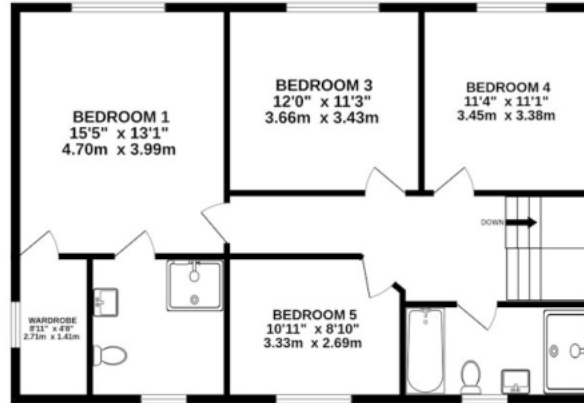
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



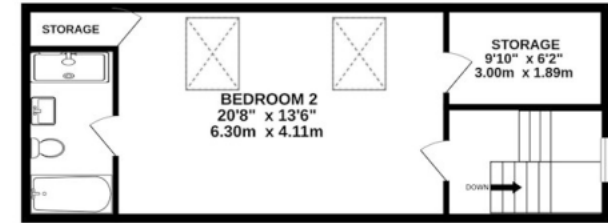




GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



2ND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

TOTAL FLOOR AREA : 3009 sq.ft. (279.5 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.