



4 bedrooms



2 bathrooms



2 receptions



Private Garden



Double Garage



EPC Band D

Freehold

Council Tax Band:
D £3,287.58 (2025/26)

Local Authority:
Central Bedfordshire Council



Spacious 4-bed family home with private garden & double garage in a peaceful cul-de-sac. Offered chain free.

Description

This superb family home offers spacious, flexible accommodation. It is approached via a large paved driveway leading to a double garage. The entrance hall on a mezzanine level connects to the double garage and a useful study/bedroom, with stairs leading both up and down. The lower ground floor is the main living area, with a large hallway accessing a spacious living room that opens into a dining area with patio doors to the rear garden. A well-sized kitchen at the rear is fully fitted with a range of eye and base units, integrated oven, grill, and ceramic hob, with a side door to the garden. A cloakroom completes this level. The first floor offers a large principal bedroom with en-suite bathroom and extensive fitted wardrobes, plus three further good-sized bedrooms served by a family bathroom. Outside, the rear garden features a large patio seating area and lawn, offering wonderful privacy.

Location

Located in the desirable Holywell area of Studham, this property offers rural charm and convenience. Close to M1, M25, and Luton Airport, with easy access to Harpenden and Berkhamsted for rail links to London. An area of outstanding natural beauty.

Buyers Information

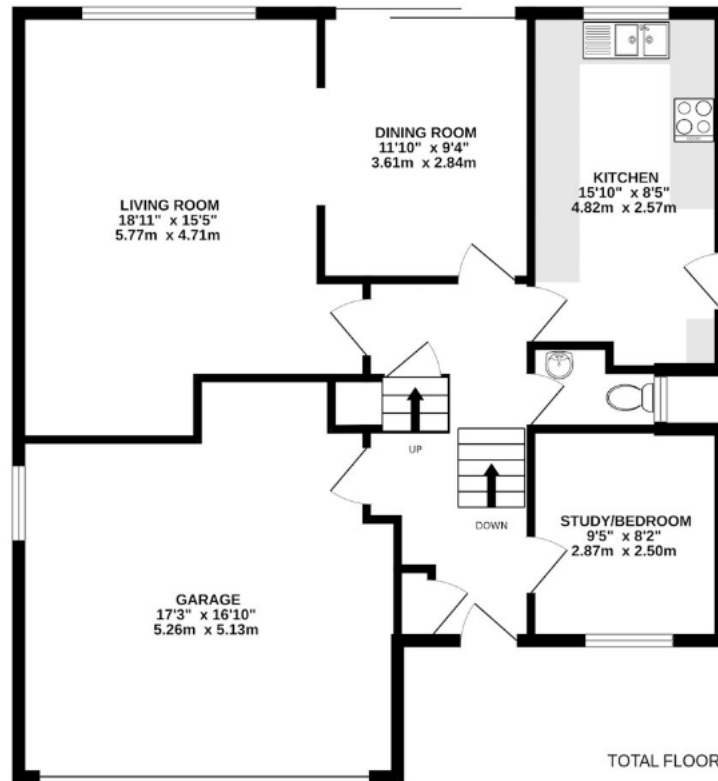
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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



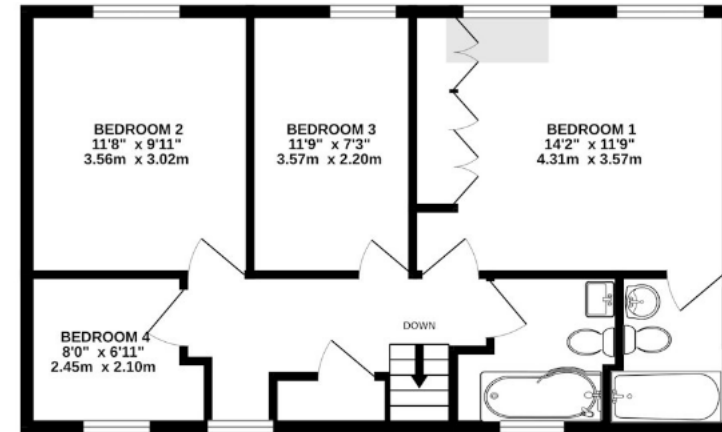




GROUND FLOOR
963 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is 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.