



4 bedrooms



3 bathrooms



4 receptions



0.4 Acre Plot



Triple Garage



EPC Band D

Freehold

Council Tax Band:
G £3,793.36 (25/26)

Local Authority:
Central Beds District Council



Elegant 4-bed detached home, over 4400 sq ft on a generous 0.4-acre plot.

Description

The property features a carriage driveway with an impressive frontage and triple garage access. Inside, a welcoming hallway leads to a home office with a lift and WC. The living space includes a bay-fronted living room with a fireplace, bifold doors to a conservatory, and double doors to the garden. An archway opens to the dining room with garden views, connecting to a spacious kitchen/breakfast room with a breakfast bar and fitted cupboards. A door accesses a utility room and extended area with a family room, cloakroom, and aviary into the garden, suitable as a self-contained annex. Upstairs, a galleried landing with picture windows enhances the light and airy feel. The main bedroom boasts a walk-in dressing room and ensuite. Three additional bedrooms have built-in wardrobes, with an ensuite to the second, plus a family bathroom. Outside, a mature garden is mostly laid to lawn with a substantial garden room equipped with water and electricity.

Location

Located in Holywell, Studham, an area of outstanding natural beauty with an excellent primary school and close to Beechwood Park School. Rural yet well-placed for Harpenden and Berkhamsted, with fast rail links to London.

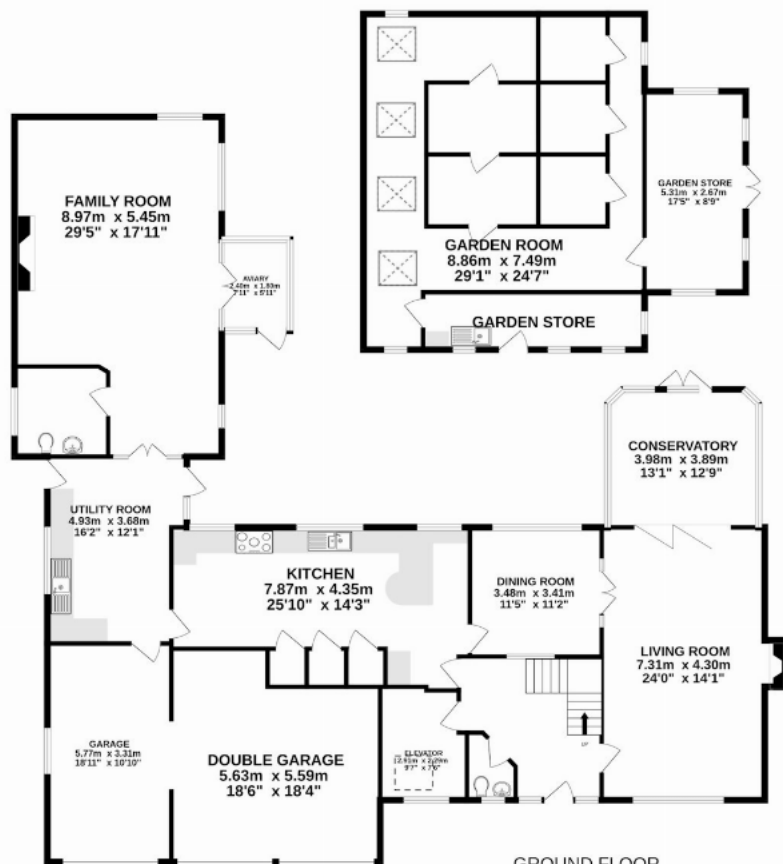
Buyers Information

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
304.4 sq.m. (3276 sq.ft.) approx.



1ST FLOOR
113.3 sq.m. (1220 sq.ft.) approx.

TOTAL FLOOR AREA : 417.7 sq.m. (4496 sq.ft.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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