



20 Wood End Road  
Harpenden



A substantial, double-fronted family home, recently constructed to an impressive standard in desirable Wood End, 0.1 km from the popular primary school

Completed in 2023, this is a striking property with stunning kerb appeal. The decorative herringbone brick detail, partially tile-hung elevations and extensive driveway create outstanding first impressions. Inside, the beautifully presented interiors are slick, well lit and appointed in a distinctive modern style.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**TOWN**



**4,657 SQ FT**



**GUIDE PRICE  
£2,650,000**



### The property

Clean lines, extensive glazing and a high-end finish give this house a luxurious feel throughout. The property impresses on entry with a wood and glass staircase rising from the centre of the tiled hallway to a galleried landing above. Open and filled with light, this dramatic entrance hall with its large doorways and striking black and white woodwork, gives an indication of the style and sophistication to come.

The hallway leads through to all the downstairs rooms, including a bay-fronted sitting room with a feature fireplace, a playroom which would work equally well as a study or snug, and - the highlight of the house - a stunning and expansive open plan living space to the rear. Here, vast sliding doors lead from the kitchen, dining, and sitting areas out onto the terrace, opening up the accommodation in the warmer months, and inviting the outside in.

The Poggenpohl kitchen is a stand-out feature, with matte black cabinetry and contrasting white quartz worktops, an eye-catching marble-effect ceramic splash back, and an L-shaped island with a built-in upholstered dining nook. Separately, there is a matching utility room with excellent storage and space for laundry machines, a cloakroom, and a hallway cupboard for keeping coats and shoes tucked away. The integrated garage can also be accessed via an internal door.





The five double bedrooms are exceptionally well-proportioned, with built-in cupboards and large windows. On the first floor, an impressive 25ft bedroom with an en suite bath/shower room is joined by a further en suite bedroom with a stunning gabled ceiling, and two spacious bedrooms at the front of the house. The second floor is occupied by the magnificent principal suite, which has its own dressing room, en suite bathroom with walk-in shower and freestanding bath, and two sizeable fully-carpeted storage spaces in the eaves.

### Outside

The house is positioned on a desirable residential road, set back behind its own extensive paved driveway which provides space for several cars. Lavender beds, trees and leafy borders add to the kerb appeal and the integral garage gives further storage opportunities. The rear garden faces southwest and enjoys excellent natural light. The boundary is enclosed in wooden panel fencing, with borders of mature trees adding to the feeling of privacy. There is a sizable terrace affording plenty of space for alfresco dining and entertaining, and families will appreciate the large, level lawn, which leads to a shaded area beneath

well established trees. There is also a garden shed for outside storage.

### Location

Wood End is situated to the north of Harpenden, with its own amenities including a pub, vet practice and local supermarket. It is especially popular with families due to its close proximity to the desirable Wood End and Roundwood Park schools. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Waitrose, M&S Food and Sainsbury's, as well as a number of independent shops. It also boasts an excellent selection of restaurants, coffee shops and bakeries. The town is home to several outstanding state schools and some popular independent schools, with further options found in nearby St Albans and other local towns. Sport and leisure are well provided for, with a sports centre and indoor swimming pool; three golf courses; rugby, tennis and bowling clubs; and a centrally located arts and entertainment venue. Cycling, riding, walking and running can also be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



### Distances

- Harpenden town centre 1.2 miles
- Redbourn 3.7 miles
- Wheathampstead 4.5 miles
- St. Albans 6.2 miles
- Hemel Hempstead 8.4 miles
- Welwyn Garden City 9.2 miles
- Hatfield 9.8 miles

### Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station
- St Albans Abbey Station

### Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line

- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaw's Corner (National Trust)

### Key Locations

- Wood End School
- Roundwood Park School
- Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 432.6 sq m / 4657 sq ft  
 Outbuilding = 7.0 sq m / 75 sq ft  
 Total = 439.6 sq m / 4732 sq ft (Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96023



## Floorplans

**Main House internal area** 4,657 sq ft (432.6 sq m)  
**Outbuildings internal area** 75 sq ft (7 sq m)  
 For identification purposes only.

## Directions

AL5 3ED

///tulip.grid.dining

## General

**Tenure:** Freehold

**Local Authority:** St Albans City & District Council

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains electricity, drainage and water. Gas-fired central heating.

**Council Tax:** Band H

**EPC Rating:** B

## Harpenden Office

49 High Street, Harpenden, AL5 2SJ

**01582 764343**

[harpenden@struttandparker.com](mailto:harpenden@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



@struttandparker

Over 50 offices across England and Scotland,  
 including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited