



10 Wordsworth Road, Harpenden

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning five bedroom and five bathroom home combining period features with contemporary styling.

An immaculate, light and airy semi-detached family home which blends fine period details with modern décor and comforts throughout. This handsome Victorian property features off-street parking and a garage, and is in a sought after location (less than 0.5 miles from Harpenden town centre and 0.2 miles from St George's School).



**2 RECEPTION
KITCHEN/
DINING**



5 BEDROOMS



**5 BATHROOMS
& CLOAKROOM**



**GARAGE AND
OFF STREET
PARKING**



GARDEN



FREEHOLD



**CENTRAL
HARPENDEN**



**JUST UNDER
2,000 SQ FT**



**GUIDE PRICE
£1,695,000**



The property

10 Wordworth Road is an impressive semi-detached period home offering almost 2,000 sq. ft of stylish accommodation arranged over three light-filled floors. The exquisite period details are evident on arrival, with stained glass detailing in the front door, opening onto beautifully preserved Victorian mosaic tiles and an attractive staircase. The property boasts two stylish reception rooms on the ground floor, each with original period features including high ceilings, large sash windows, intricate cornicing, tiled cast-iron fireplaces, and recently restored floorboards. The sitting room is to the front, with a southwest facing bay window which bathes the room in natural light.

The family room/study features bespoke cabinetry (including ample storage and a concealed desk) with French doors opening onto the large limestone patio area outside. At the rear of the ground floor is a spacious, open-plan kitchen and dining area, providing an ideal space for relaxing as a family or entertaining guests. The kitchen is fitted with modern white units

and a large central island featuring ample room for stools, two wine fridges and plenty of storage. There is also space for a large dining table and sofa, with bi-fold doors opening onto the garden. Off the hallway, between the family room and kitchen, is a stylish cloakroom complete with WC, sink and large, built-in mirror.

There are three beautifully presented double bedrooms on the first floor, including the principal bedroom at the front, which features a large bay window, built-in wardrobes and an en suite shower room with dual washbasins and an area suitable for use as an office space or for gym equipment. One further first-floor bedroom is en suite. The spacious family bathroom which includes a concealed utility/laundry area is also accessible via the first floor landing. Stairs lead up to the second floor, which features two more double bedrooms, both with en-suite shower rooms and built in wardrobes. All of the bath and shower rooms have contemporary suites including heated towel rails, walk-in showers and rainfall shower heads.



Outside

To the rear of the property is a parking area and single garage. Further parking is available along Wordsworth Road in marked bays on both sides of the street, via a resident permit scheme.

The front garden is bordered by a dwarf wall and hedgerow box hedge borders with established rose bushes and an area of shingle terracing. The garden at the rear features a generous limestone patio for al fresco dining, with an established fruit-bearing grape vine trellised down one side. Off the patio is a large lawned area bordered by shrubs, flowering perennials and fruit trees, and featuring a second paved seating area. The garden gate leads onto the garage, off-street parking area and home office.

A new roof was completed in 2022. The original sash windows, in the two large bay windows at the front of the property, were expertly restored and double-glazed in the same year.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops.

The town is home to several outstanding state schools as well as independent schools. Good sporting and leisure facilities include a Sports Centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



Distances

- Harpenden town centre 0.4 miles
- Wheathampstead 3.5 miles
- Redbourn 3.5 miles
- St. Albans 5.0 miles
- Welwyn Garden City 8.1 miles
- Hemel Hempstead 8.8 miles
- Hatfield 8.9 miles

Nearby Stations

- Harpenden Station
- Luton Airport Parkway Station
- Luton 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
- Shaws Corner (National Trust)

Nearby State Schools

- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School

Nearby Independent schools

- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School





The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Floorplans
 Main House internal area 1,977 sq ft (184 sq m)
 Garage internal area 139 sq ft (13 sq m)
 Home office internal area 55 sq ft (5 sq m)
 Total internal area 2,171 sq ft (202 sq m)
 For identification purposes only.

Directions
 AL5 4AF
 what3words: //////////////stable.stands.pinks - brings you to the driveway

General
 Local Authority: St Albans District Council
 Services: Mains electricity, gas, water and drainage
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G
 EPC Rating: E

Tenure: Freehold
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harpenden
 49 High Street, Harpenden, Hertfordshire AL5 2SJ
01582 764343
 harpenden@struttandparker.com
 struttandparker.com

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