

16 Wordsworth Road

Harpenden, Hertfordshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious, period family home with six bedrooms and a generously sized garden, in a fantastic position close to the centre of Harpenden.

This characterful property has been modernised to an exceptionally high standard yet retains much of its period charm, including its classical front elevation, sash windows, picture rails, open fireplaces and exposed wood floors.



2 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN & GARDEN OUTBUILDING



FREEHOLD



RESIDENTIAL



3,055 SQ FT



OFFERS IN EXCESS OF £2,000,000



The property

This property's refurbishment has cleverly updated the living accommodation while retaining the traditional layout and elegant lines of the era. There is ample space for families, with well-proportioned reception rooms and a generous kitchen/dining room to the rear that creates a fantastic open-plan living space. The enclosed porch leads to the entrance hallway, which provides a wealth of original character and convenient access to the ground-floor accommodation. Storage under the stairs offers a practical space to keep shoes and bags neatly tucked away. The sitting room features a corner bay window and a stunning original fireplace between built-in joinery, creating a cosy focal point for evenings at home. The family room is another well-proportioned space with a characterful open fireplace and French doors opening onto the garden, a great spot for family movie nights or entertaining. The kitchen/dining room is light and airy, with large windows and an attractive bay window seat, which provides a stunning feature.

With space for a dining table, it forms the perfect hub for family life and entertaining, and further benefits from underfloor heating. Bespoke hand-painted cabinetry is complemented by granite work surfaces and a traditional Belfast sink, alongside an integrated dishwasher. A large island provides a fantastic area for casual family dining. A range cooker and large American-style fridge freezer are seamlessly integrated into the design, while the utility room provides an area for laundry machines.

On the first floor, the spacious principal bedroom benefits from built-in storage and a modern en suite shower room. There are three further double bedrooms with built-in storage, one of which also features an en suite shower room, along with a smart family bathroom and a separate WC.

Two additional good-sized bedrooms are located on the second floor. One benefits from useful eaves storage, with a door leading to a generous storage room.



Outside

The house is set behind a thoughtfully landscaped front garden and has an exceptionally attractive façade, hung in red tile and featuring classical corner bay windows. A paved driveway provides off-road parking, an EV charging point and access to a garage with an up-and-over electric door. Further permit-controlled parking is available on the street. A side gate leads to the rear garden, which is an excellent size, with a generous terrace adjoining the house, providing space for alfresco dining. The lawns are divided into upper and lower areas and are enclosed by high hedges and wooden panel fencing for privacy, while a number of mature trees and shrubs provide additional interest. At the end of the garden, there is a modern outbuilding comprising a garden store and a room currently used as an office, which could serve a variety of purposes for entertaining, hobbies, or leisure.

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, with further options accessible in nearby St Albans or Hemel Hempstead. 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 0.5 miles
- Harpenden train station 0.7 miles
- Wheathampstead 3.6 miles
- Redbourn 4.3 miles
- St. Albans 5.4 miles

Nearby Stations

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

Key Locations

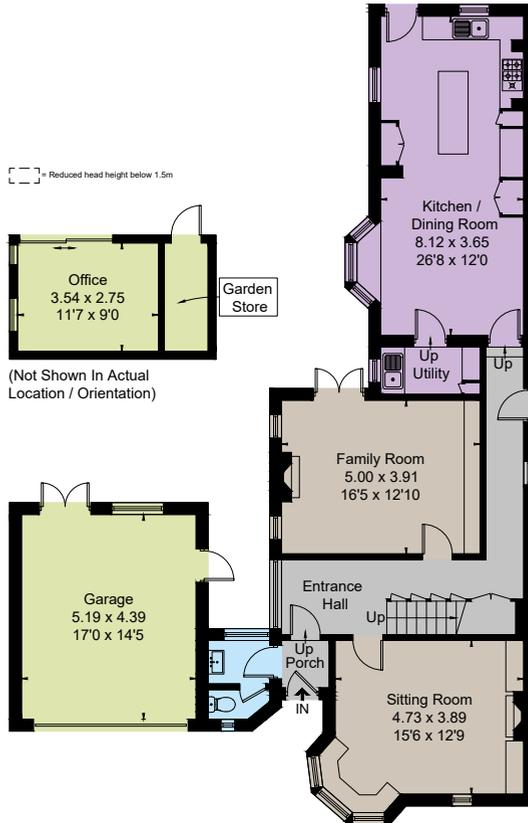
- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre

Nearby Schools

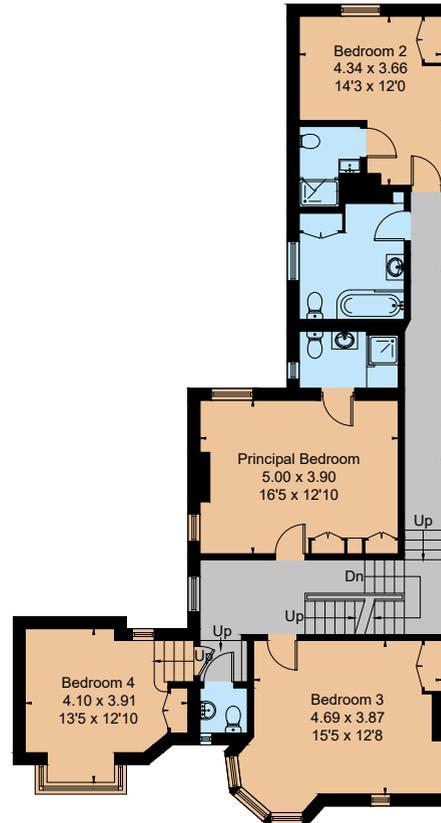
- St Nicholas C of E Primary School
- Harpenden Academy
- High Beeches Primary School
- Crabtree Infants' and Junior School



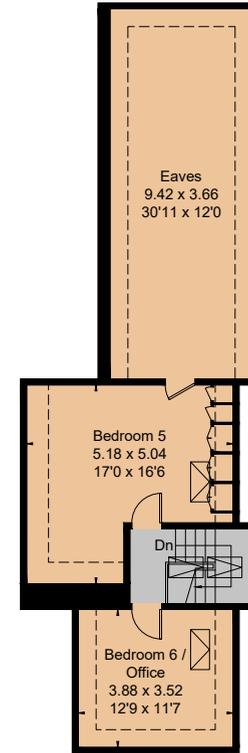
Approximate Floor Area = 283.8 sq m / 3055 sq ft
 Garage = 23.1 sq m / 249 sq ft
 Outbuilding = 13.2 sq m / 142 sq ft
 Total = 320.1 sq m / 3446 sq ft (Excluding Void)



Ground Floor



First Floor



Second Floor



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 #104606

Floorplans

Main House internal area 3,055 sq ft (283.8 sq m)
Garage internal area 249 sq ft (23.1 sq m)
Outbuilding area 142 sq ft (13.2 sq m)
 For identification purposes only.

Directions

AL5 4AF

what3words: ///lamp.guards.blank

General

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 G

EPC Rating: E

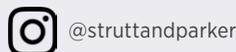
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and 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 March 2026. Particulars prepared March 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343

harpenden@struttandparker.com
 struttandparker.com



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

For the finer things in property.

