

Wroxham Way
Harpenden, Hertfordshire



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A beautifully renovated four-bedroom family home with contemporary interiors, conveniently located for schooling and everyday amenities.

Having undergone extensive renovation in 2025, this semi-detached family home offers beautifully appointed interiors in a contemporary style, with excellent flow throughout. It features elegant, engineered wood flooring in a herringbone design to the hall and reception areas, extensive glazing that enhances natural light, and stylish contemporary bathrooms. Positioned in a convenient residential setting, the property is ideal for families seeking a polished home.

The accommodation begins with a spacious entrance hall and two reception rooms, comprising a study/snug and a sitting room centred around a contemporary inset gas fire. French doors lead into the impressive kitchen/dining room/living space, extended to create a superb family space. Finished with elegant porcelain flooring, it incorporates areas for relaxing, dining and cooking, with a roof light and sliding glazed doors providing an abundance of light and direct access to the garden. The kitchen is fitted with a central island, shaker-style cabinetry and integrated appliances including double ovens, a gas hob and a dishwasher. A practical utility room with side access and a stylish cloakroom complete the ground floor.

From the spacious first-floor landing, the principal bedroom enjoys a leafy garden outlook, a charming Juliet balcony and a smart en suite shower room. Three further double bedrooms are served by a well-appointed family bathroom, completing this beautifully presented family home.

To the front, the home features a neat brick and part-rendered façade with an inset porch. The front garden is partly laid to lawn with mature shrubbery, while a gravelled and block-paved driveway provides off-street parking. A timber gate and side passage offer convenient access to the rear garden.



Arranged over split levels, the rear garden has been designed with both relaxation and family life in mind. Immediately behind the house, a gravel terrace provides an ideal setting for al fresco dining, with steps leading down to a generous lawn bordered by mature hedging, a low flint wall and well-stocked beds that provide colour and interest throughout the seasons. Beyond, a dedicated children's play area laid with bark chippings creates a practical space for younger family members to enjoy.

Location

Wroxham Way is situated in a popular family-friendly neighbourhood, ideally positioned within easy reach of both Manland Primary School and Sir John Lawes School, as well as Harpenden town centre and its excellent range of amenities. Harpenden itself 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.

Postcode region: AL5

General

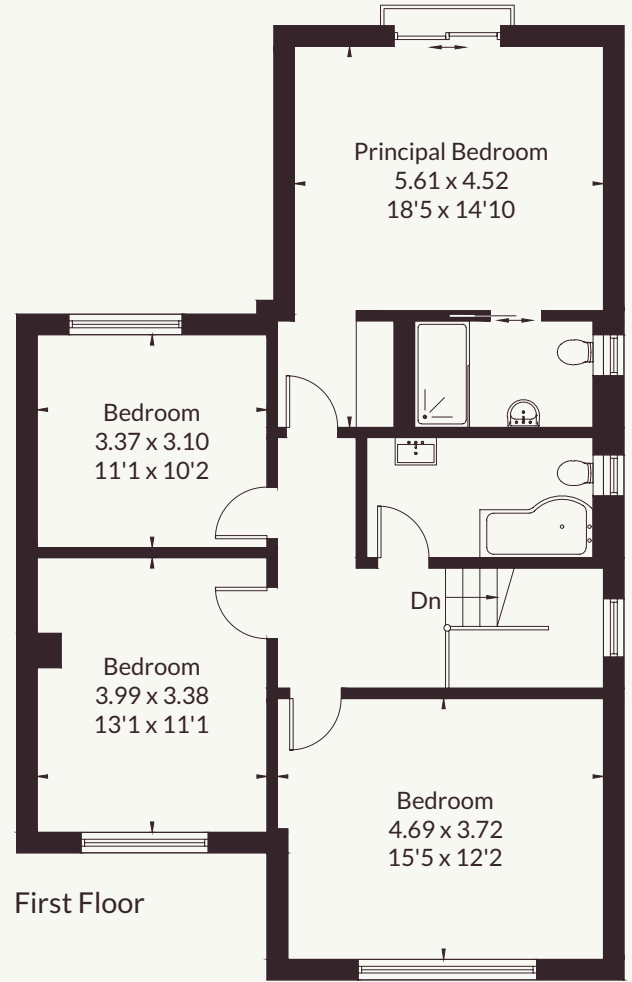
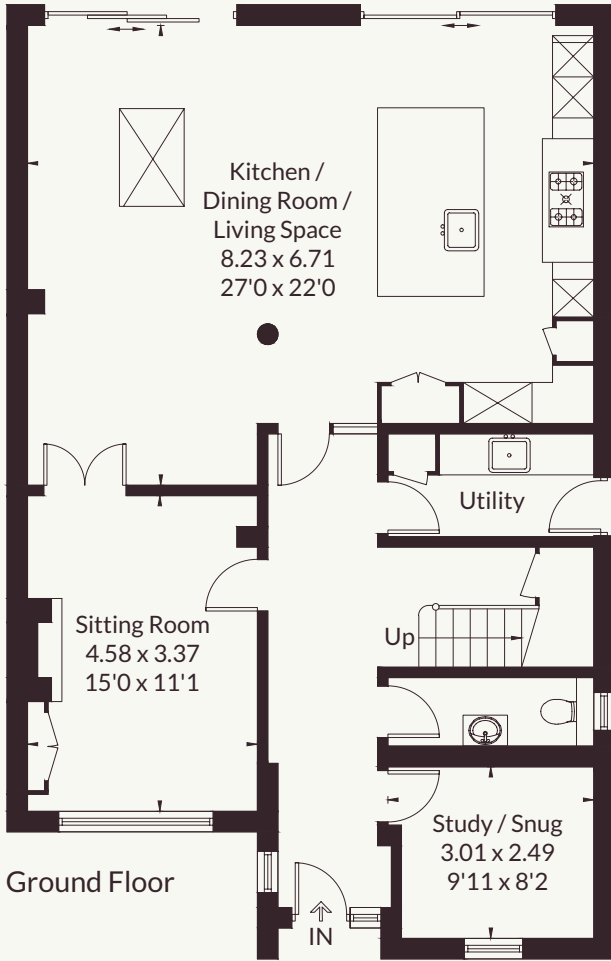
Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,048 sq ft (190.3 sq m)
Four bedrooms
Modern open plan living
Attractive enclosed garden
Driveway parking
Freehold | Residential

Guide price £1,250,000



Approximate Floor Area = 190.3 sq m / 2048 sq ft



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 #109927

Strutt & Parker Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343 | harpenden@struttandparker.com



@struttandparker struttandparker.com

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