

Woodside Road, Lower Woodside, LU1

Offers Over £600,000

3 2 3



Please quote KM0096

Enviably located in the sought after hamlet of Woodside, just 5.5 miles from Harpenden, this stunning three bedroom detached family home (1,814 Sq.Ft), set on a generous plot with a glorious rear garden and ample off street parking. Formerly functioning as a village store with attached blacksmith, dating back to circa 1853, the property offers a wealth of character appeal and original features including high ceilings and exposed timber beams, dual aspect windows, and impressive Inglenook fireplaces. Sympathetically updated throughout, with three generous reception areas and a well equipped eat-in kitchen/breakfast room, this wonderful property is

truly an idyllic family home. Externally the property benefits from generous off street parking via driveway for multiple vehicles, and a glorious rear garden – perfect for gardeners and families alike.

Internal accommodation comprises; entrance hall with doors through to both a formal dining room and a garden room with views to the rear. The garden room in turn leads through to the kitchen/breakfast room, with lovely vaulted ceiling and plenty of space for more informal dining occasions. The kitchen comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, hob with overhead extractor, electric oven, and further space for appliances. Accessed via the kitchen, the double length split level reception room, offering ample space for relaxing and entertaining, boasts a wonderful wood burning stove and hearth, a further door connecting the dining room, and staircase to the first floor. To the other side of the hallway, there is a useful utility room (formerly the smithy itself) and family bathroom with white suite.

The first floor, accessed via two staircases (one from the entrance hall and the other from the reception room), comprises three well proportioned double bedrooms, two sharing direct access to en-suite facilities. The landing area is also an excellent size, lending itself well as a study area or home office.

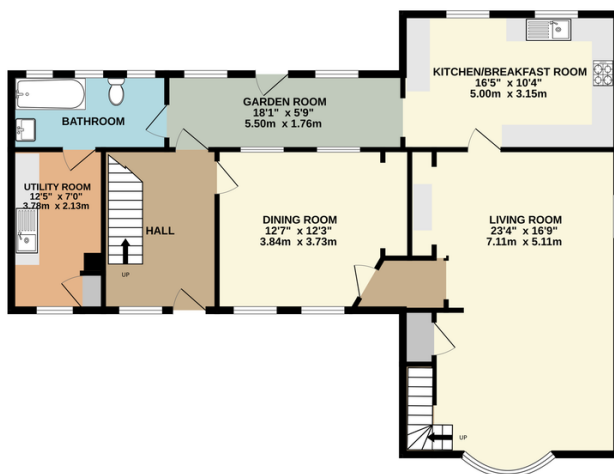
The property is located within circa 5.5 miles of Harpenden, with rail services offering connections to London St Pancras in under half an hour, and further links to Luton Parkway, Luton Airport and the surrounding area. Local amenities, including shops, pubs and restaurants can be found in nearby Slip End and Caddington and the area is well served by excellent schools and superb countryside, ideal for family life.

Viewings are highly recommended.

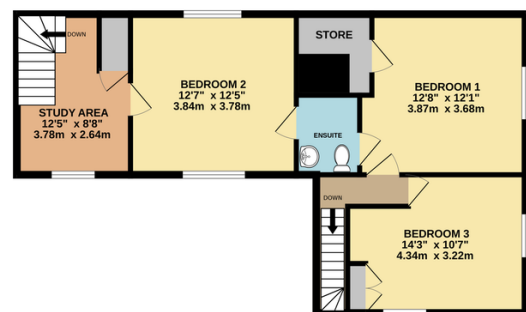
Key Features

- Stunning Three Double Bedroom Detached Family Home (1,814 Sq.Ft)
- Character Appeal and Original Features
- Well Equipped Eat-In Kitchen/Breakfast Room
- Glorious Large Private Garden
- Easy Access Transport Links, Schools and Amenities
- Sought After Hamlet Location
- Three Wonderful Reception Rooms
- Family Bathroom and Shared En-Suite
- Ample Off Street Parking
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1814sq.ft. (168.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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