



4 Bedrooms



2 Bath/Shower Rooms



2 Reception Rooms



Garage



Private Garden



EPC Band C

Council Tax  
Band: D £2,229.54 April  
24/March 25

Local Authority  
St Albans District Council



Wroxham Way, Harpenden, AL5 4PR  
Asking Price £875,000 Freehold

## Wroxham Way, Harpenden

A spacious four bedroom bungalow that has been intelligently extended to suit the demands of a growing family in a peaceful location near to excellent schools

- Extended four bedroom bungalow
- Views out to the garden from the Lounge & Kitchen
- Off street parking and garage
- Catchment for excellent schooling
- Short walk to the Lea Valley Nature Walk
- 0.9 miles to Harpenden Station
- Batford Springs Nature Reserve

### Description

Situated in a peaceful setting this beautifully extended bungalow has been lovingly remodelled by the current owners to produce a home of enviable size and quality.

The accommodation is neatly arranged off a central entrance hall with access to a study area of the hall and then through to the kitchen breakfast room that is neatly appointed with doors to the garden and opening through to a large extended living room. This spacious room presents lofty ceilings and genuine feeling of space. There are four bedrooms in all with an en-suite to the principal bedroom and a separate family bathroom all fitted to a very high standard. Externally there is ample off street parking and a garage at the front of the house. The rear garden is neatly landscaped with a patio area for outdoor entertaining and lovely private lawn. An excellent home for any stage of life.

### Location

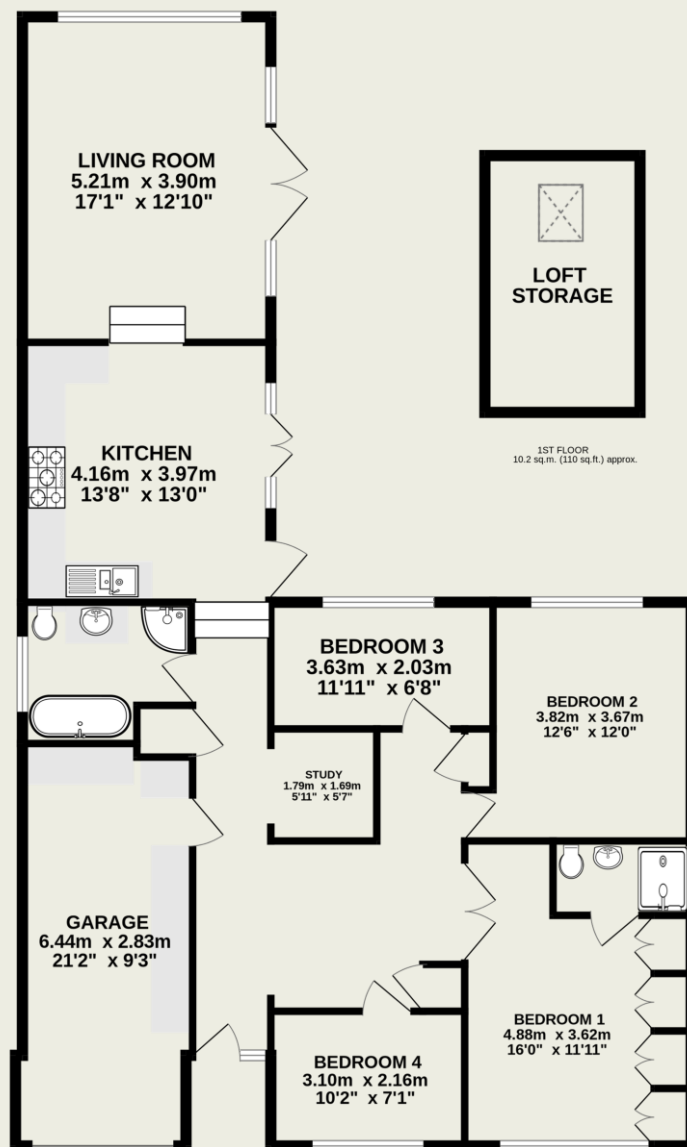
Wroxham Way is a peaceful cul-de-sac set back from Ox Lane. Positioned within close proximity of Sir John Lawes school the property is also within easy striking distance of the Swan Line Lea Valley Nature Walk and only moments walk from local shops. Harpenden town centre and mainline station are approximately 1 mile away.





**Important Information**

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1ST FLOOR  
10.2 sq.m. (110 sq.ft.) approx.

GROUND FLOOR  
128.5 sq.m. (1384 sq.ft.) approx.

TOTAL FLOOR AREA : 138.7 sq.m. (1493 sq.ft.) approx.

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