



5 Bedrooms



3 Bath/Shower Rooms



3 Reception Rooms



Garage & Driveway



Private Garden



EPC Band C

Council Tax  
Band: G £3,904.28 (25/26)

Deposit ££7,615.38  
Holding Deposit ££1,269.23



Tuffnells Way, Harpenden, Hertfordshire, AL5  
Guide Price £5,500



# Tuffnells Way, Harpenden, Hertfordshire, AL5

Immaculate five-bedroom detached home featuring luxury interiors, open-plan living, home office, gym, and stunning garden. Includes driveway parking, EV charger, and air-conditioned bedrooms throughout.

## Description

A beautifully presented and thoughtfully extended five-bedroom detached home, offering high-spec finishes and generous living space throughout. Renovated with care and attention to detail, this property combines modern comfort with elegant design, making it a perfect family home.

Upon entering, you are welcomed by a spacious and inviting reception hall that leads through to a tastefully decorated living room. The heart of the home is the impressive open-plan kitchen and dining area, featuring stylish bi-folding doors that flood the space with natural light. The kitchen is fitted to an exceptional standard with integrated appliances, a Rangemaster cooker, hot tap, and a wine cooler. Just off the kitchen is a versatile family room, currently set up as a children's play area.

Further ground-floor highlights include a modern cloakroom, a separate utility room and a home gym and garage.

Upstairs, you will find five generously sized bedrooms, all fitted with air conditioning. The principal bedroom boasts a luxurious en suite with a freestanding bath and walk-in shower. A second bedroom also benefits from an en suite, while the remaining bedrooms are served by a stylish family bathroom.

The rear garden offers a perfect balance of lawn and decking. At the end of the garden is a fully equipped home office, complete with electricity, heating, and air conditioning.

To the front, a driveway provides parking for up to three vehicles and includes an EV charging point.

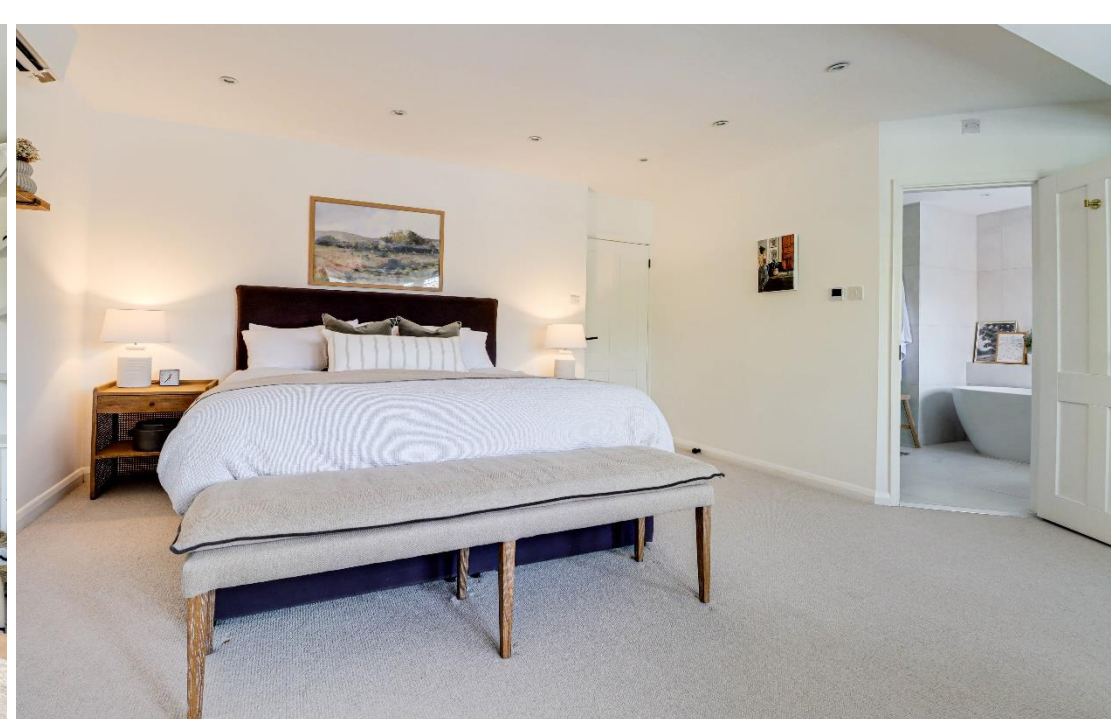
Finished to an exceptional standard throughout, this outstanding home offers both luxury and practicality in equal measures, a perfect setting for modern family life.

## Location

Tuffnells Way is a fine road offering substantial detached homes on generous and private plots. Harpenden's Town Centre and mainline station are just over a mile and a half away and Junction 10 of the M1 is but a short drive. The Roundwood/Wood End location is an appealing area for families providing a peaceful setting to raise a family and an excellent choice of schooling with both Wood-End JMI and Roundwood Park Primary and Secondary Schools just a short walk away.



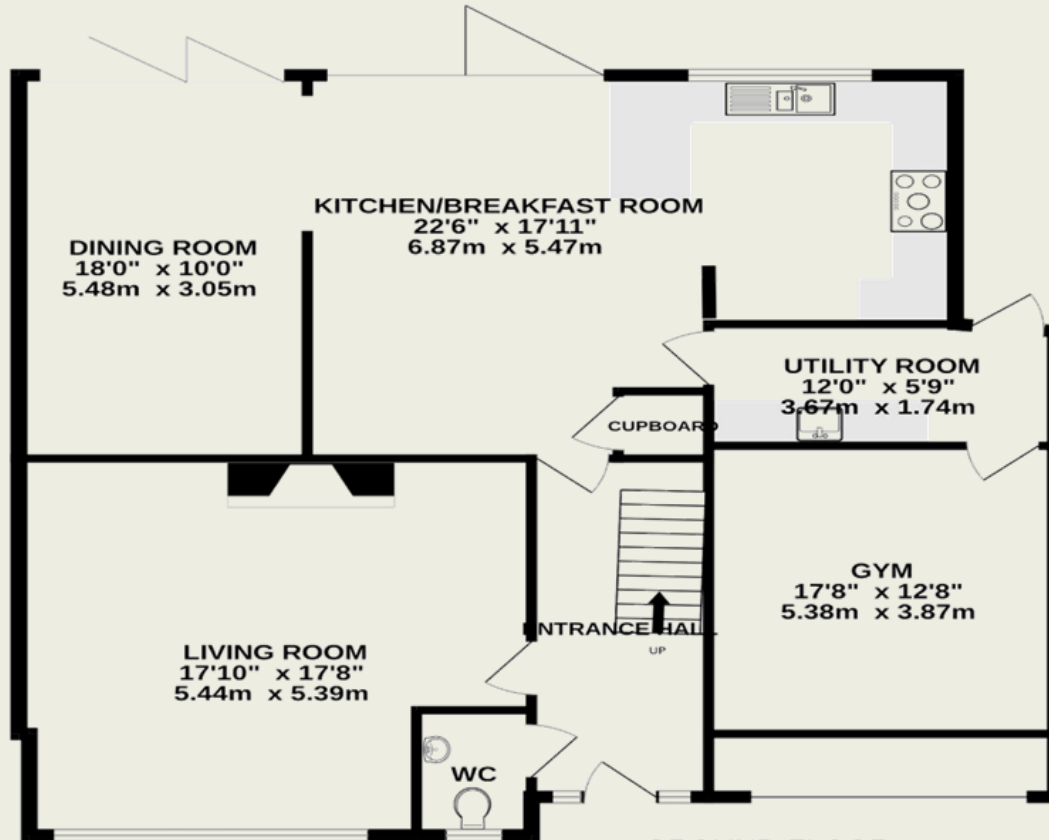




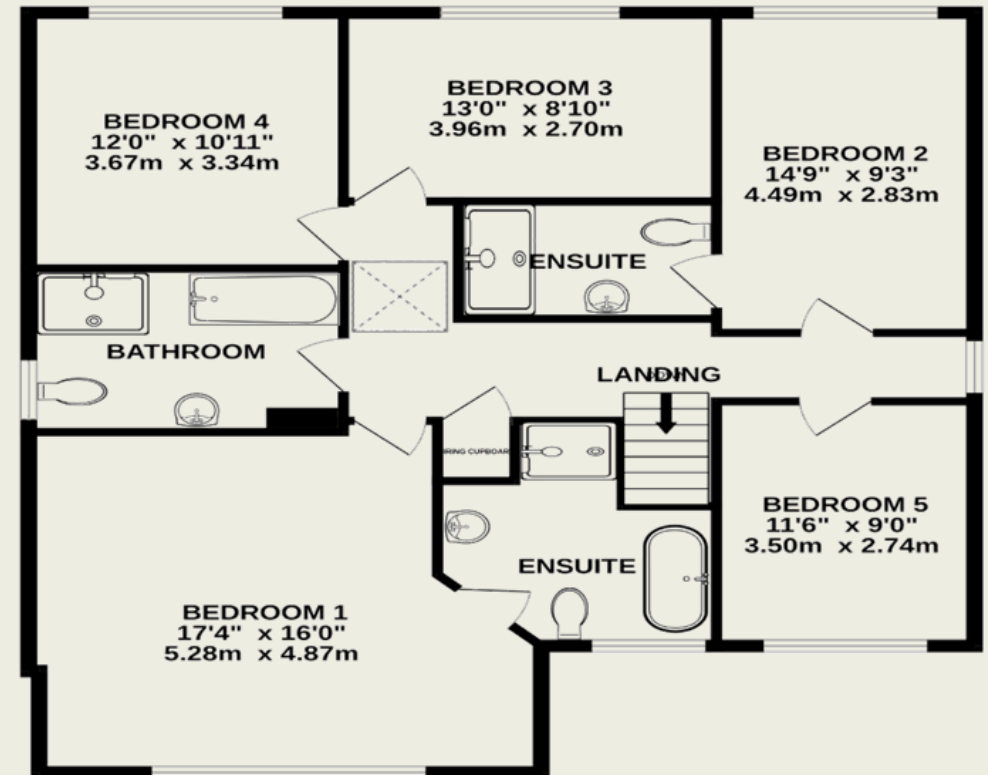
**Important Information**

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**GROUND FLOOR**  
1307 sq.ft. (121.4 sq.m.) approx.



**1ST FLOOR**  
1081 sq.ft. (100.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2388 sq.ft. (221.8 sq.m.) approx.**

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.