

47 Wroxham Way, Harpenden, AL5 4PR

Guide price £550,000 Freehold

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Paul Barker
ESTATE AGENTS

47 Wroxham Way

Harpenden, AL5 4PR

This attractive two-bedroom semi-detached bungalow is set in a popular residential close in a desirable area of Harpenden, within easy reach of local shops, schools and transport links. The property benefits from established front and rear gardens, off-street parking for several cars and a detached garage.

A part-glazed front door opens into an entrance porch with side windows and a door to the rear garden. A part-glazed inner door leads into the dining area, from which doors open to the kitchen and lounge. The modern kitchen is fitted with white gloss wall and base units and a mix of integrated and fitted appliances. The generous lounge has a feature fireplace, and both rooms have front-facing windows with plantation shutters.

The principal bedroom overlooks the rear garden and has a range of fitted wardrobes. The second bedroom also overlooks the garden and has a built-in storage cupboard and a door opening directly outside. The modern wet room has a wall-mounted shower, washbasin, WC and a side window.

The front garden has a lawn, a hedge and established shrubs. The block-paved driveway leads through double gates to further parking and a detached garage with windows on three sides, an up-and-over door and a side access door. At the rear, a decked patio opens onto a lawn edged with established flower borders.

Wroxham Way is a peaceful, sought-after residential road on the eastern side of Harpenden, ideally placed within easy reach of highly regarded local schools including Sauncey Wood Primary and Katherine Warington Secondary as well as local convenience shops at Batford. Harpenden's vibrant town centre and mainline station sit just over a mile away, offering an array of independent boutiques, cafés, and restaurants alongside fast, direct Thameslink services to London St Pancras.

























ACCOMMODATION

Kitchen
10'1 x 7'0 (3.07m x 2.13m)

Lounge
16'0 x 12'0 (4.88m x 3.66m)

Dining Room
10'2 x 8'8 (3.10m x 2.64m)

Bedroom 1
12'7 x 12'0 (3.84m x 3.66m)

Bedroom 2
10'1 x 6'8 (3.07m x 2.03m)

Bathroom

OUTSIDE

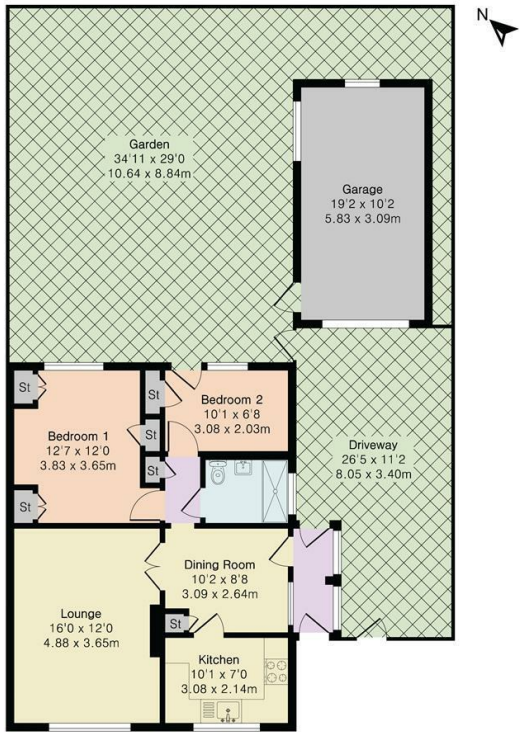
Frontage

Rear Garden

Garage
19'2 x 10'2 (5.84m x 3.10m)

Floor Plan

Approximate Gross Internal Area 684 sq ft - 64 sq m
(Excluding Garage)
Garage Area 194 sq ft – 18 sq m

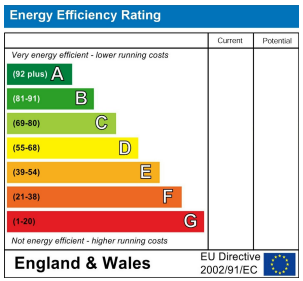


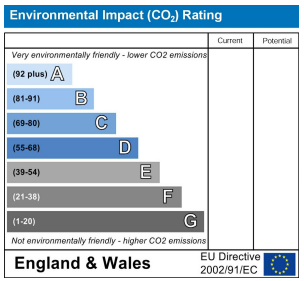
Ground Floor

Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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