




Holywell Close, Studham, LU6 | Freehold

 4 Bedrooms  3 Bath/Shower Rooms  2 Reception Rooms  Driveway  Plot 0.3 of an acre

 EPC Band D  Council Band: F – £3,287.58 2025/26  Central Bedfordshire Council

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## Holywell Close, Studham, LU6

Stunning detached four bedroom home, refurbished throughout and offered chain free.

- 🔑 Stunning CHAIN FREE detached home
- 🔑 Extended and refurbished throughout
- 🔑 Four bedrooms
- 🔑 Two reception rooms and study
- 🔑 Fabulous Kitchen/dining room with bi-fold doors
- 🔑 Three bath/shower rooms
- 🔑 Large private garden

### Description

This fabulous detached home is well located in the desirable 'Holywell area' of Studham and has been refurbished throughout to a high standard.

The spacious and light ground floor accommodation includes a large entrance hall, attractive sitting room, a family room and study. To the rear is a stunning contemporary kitchen with an extensive range of stylish units with integrated appliances including; a Bosch double oven, AEG hob and dishwasher and Kenwood fridge freezer. The kitchen also boasts a central island and two sets of bi-fold doors opening onto the garden. A separate utility room sits just off and a cloakroom with WC and hand basin completes this level. Wunda underfloor heating throughout the ground floor and ensuite shower room. As well as, CAT 6 cabling throughout the ground floor to ensure fast internet connection for working from home.

Upstairs there are four good sized bedrooms, two with en-suite facilities and a further large shower room serves the remaining bedrooms. All three shower rooms and the cloakroom have been refitted to a high standard.

Outside to the front a generous gravel driveway provides parking for up to 8 cars, bordered by lawns. There is also an Electric Vehicle charger installed. The rear garden extends to around 140ft in length and the overall plot measures 0.3 of an acre. The garden has been attractively landscaped to include two patio areas, the one directly to the rear of the house has the same Spanish tiles as the kitchen to create one expansive entertaining space when the bi-fold doors are open. The second patio at the rear of the garden has a large pergola. The current owners have installed power, water and internet cabling to the end of the garden in readiness for connection to a garden room - should buyers wish to install one.



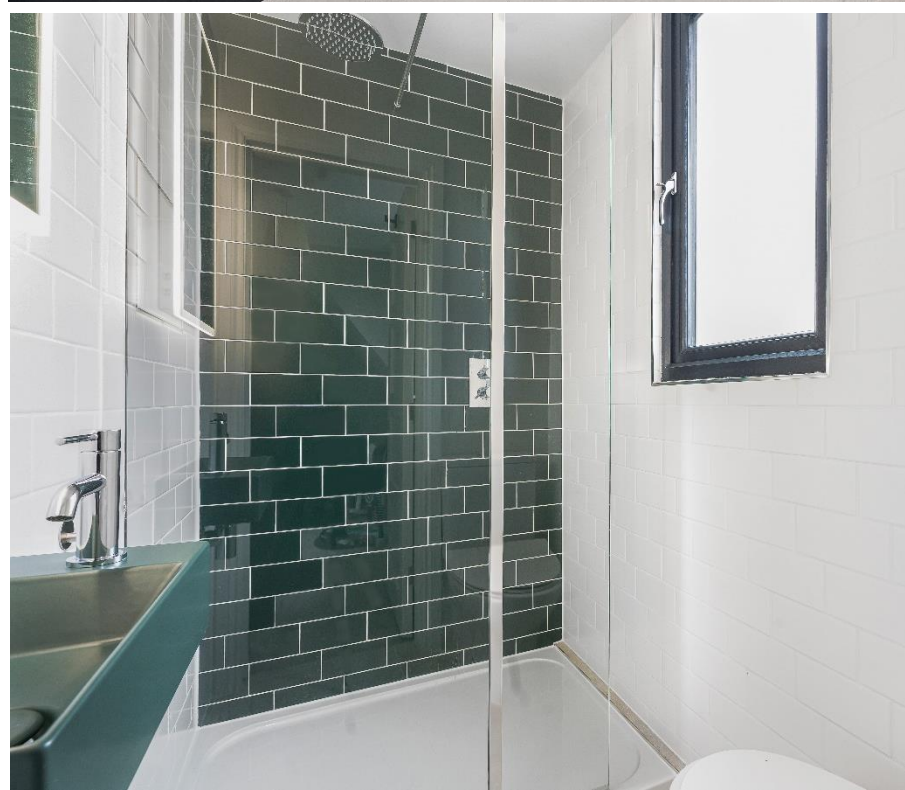


### Location

Holywell Close is situated in Studham which has been designated an area of outstanding natural beauty with 68 acres of Common. The village offers two local pubs, church and highly regarded primary school and is within close proximity to the Dunstable Downs. The nearby village of Markyate is good for everyday amenities with the larger towns of Harpenden, Tring and Berkhamsted a short drive away, these offer fast rail links into London. The M1 and Luton airport are also within easy reach. The area is well served for a good selection of both state and private schools including the renowned Beechwood Park. St Albans School for boys and the High School for girls (STAGS) can be reached by bus from the village.





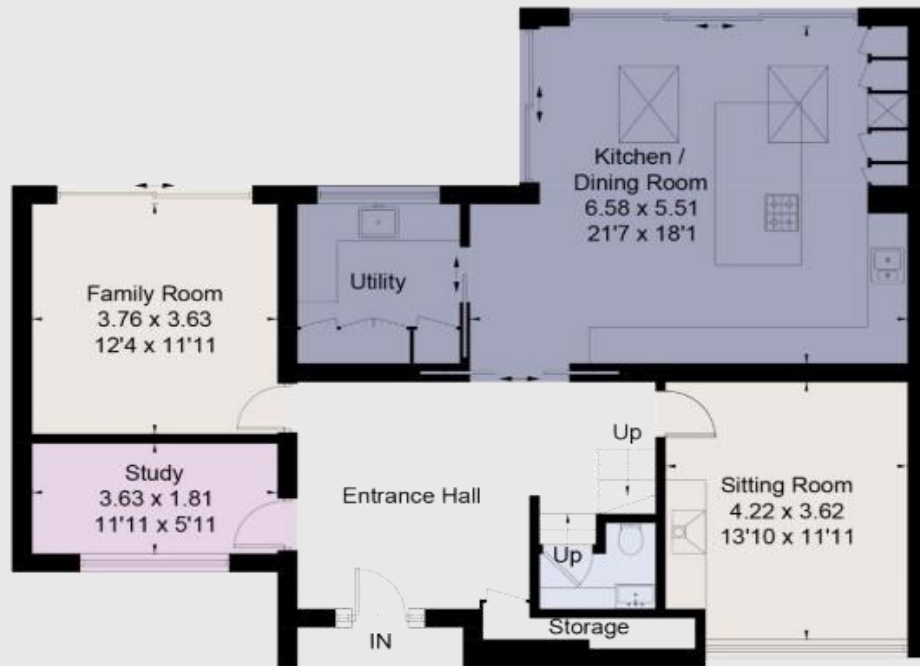








Approximate Floor Area = 179.5 sq m / 1932 sq ft



Ground Floor



First Floor

**IMPORTANT INFORMATION:**

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