



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Double Garage



0.5 of an Acre



EPC Band E

Council Tax  
Band G - £3,613.82 (2024/25)  
Local Authority  
Central Bedfordshire Council



## Woodland Rise, Studham

Substantial four bedroom detached bungalow on a plot of approximately 0.5 of an acre, offering generous and flexible accommodation, a large driveway, double garage and established gardens in a rural setting.

### Description

Approached by an extensive shingled driveway providing parking for several vehicles, leading to a double garage, this home enjoys an enviable plot measuring approximately half an acre.

The accommodation measures circa 2500 Sq. ft with scope to extend further if required (subject to the necessary consents). A spacious hallway leads to the most of the main reception areas and four double bedrooms, which are served by an ensuite to the principal bedroom and a family bathroom. The reception rooms include a generous 'L' shaped living room extending to approximately 22ft in length with feature fireplace and sliding doors leading out to the rear garden. A large modern kitchen is fully fitted with white shaker style units, complementing work surfaces and integrated appliances, steps lead down from the kitchen into a dining area with sliding glazed doors leading out to a patio area, ideal for entertaining. An inner lobby takes you to an additional guest cloakroom, utility room and access to the double garage. In addition there is a further family/garden room with lovely views of the grounds.

A particular feature of this property are the extensive gardens which have over the years matured to include a large lawn and raised patio as well as a large variety of mature trees and shrubs, this really is a gardeners delight! To the rear of the garden is a shed/workshop with power and light.

### Location

This property is located in the desirable road of Woodland Rise, Studham, an area of outstanding natural beauty. Well placed for the M1 and M25 motorways and Luton airport, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted, which have efficient rail links to London.

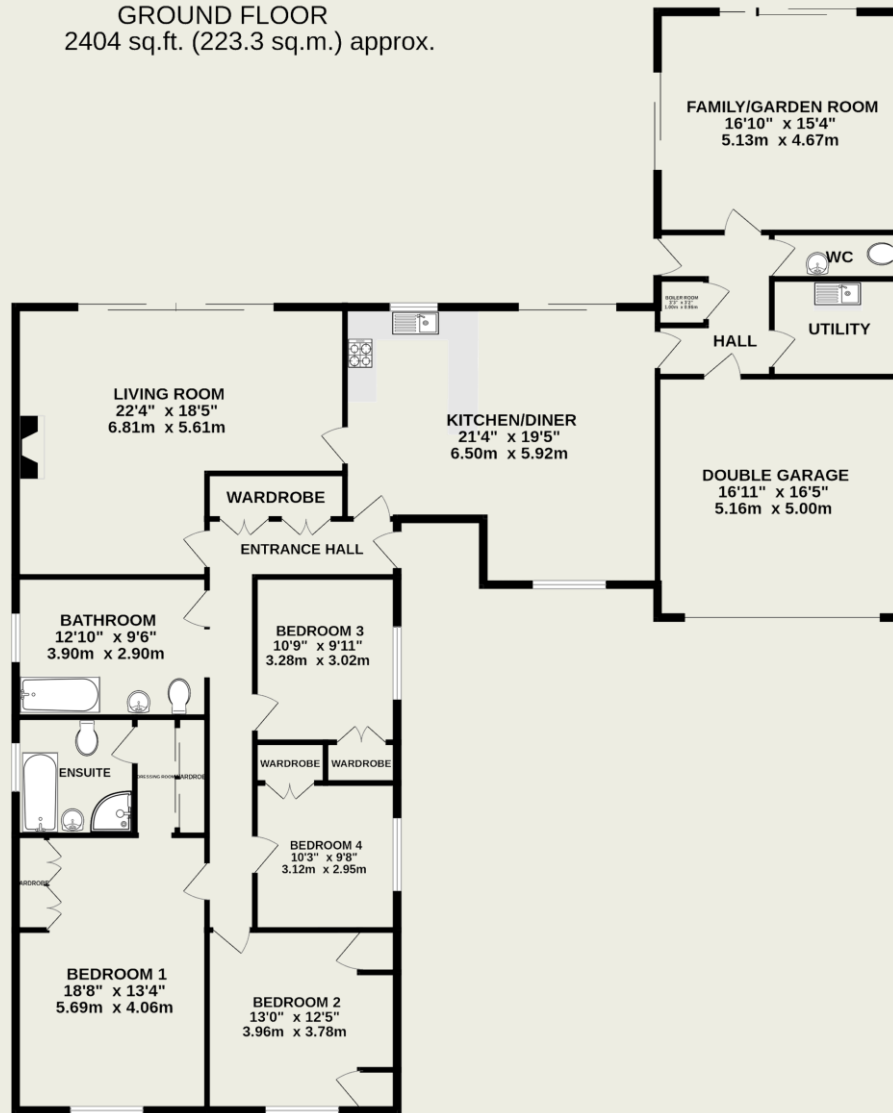




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GROUND FLOOR  
2404 sq.ft. (223.3 sq.m.) approx.



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