



Family house with stables and turn out yard

312 Manor Road, Woodside, LU1 4DN

Freehold



Reception hall • Sitting room • Kitchen • Dining Room
• Family room/4th bedroom • Two first floor bedrooms
with en suite shower and dressing room • One further
bedroom • Family bathroom • Separate outbuilding

Mileages (Approx)

Approx. mileages: Harpenden
high street - 5.5 miles,
Harpenden railway station -
5.7 miles, M1 (junction 9) -
1 mile, St Albans - 12.3 miles,
London Luton International
airport - 3.1 miles.

The Property

A spacious home which offers
considerable flexibility for
family living.

It is currently laid out as
three double bedrooms with
three bath/shower rooms.
There is a separate outbuilding
which could offer separate
accommodation for extended
family or a nanny etc.

The house has been
extended and remodelled,
consisting of a good sized
kitchen, excellent flexible
entertaining accommodation,
two large bedrooms on the first
floor both with dressing rooms
and en suite shower rooms.

Externally there is a beautiful
landscaped rear garden, a
large outbuilding which is
currently being used for
storage, an office and a triple
length garage, stabling for two
horses to the rear with a turn
out yard and at the front an
abundance of off-street
parking. The property has also
had Solar panels installed.

Situation

Woodside is a popular Hamlet
with good local amenities in
the adjacent village of Slip End,
including a local store, public
houses and a local school.
There is easy access to other
local towns close by including
Harpenden and Luton, both
with mainline railway services
to St Pancras, London.

Local Authority

Central Bedfordshire

Energy Performance

A copy of the full Energy
Performance Certificate is
available upon request.

Viewing

Strictly by appointment with
Savills.





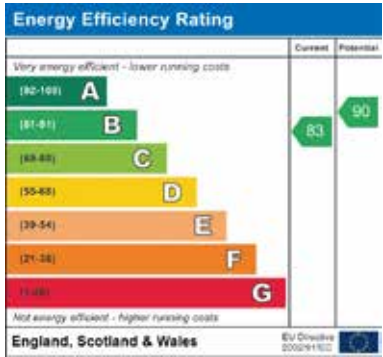
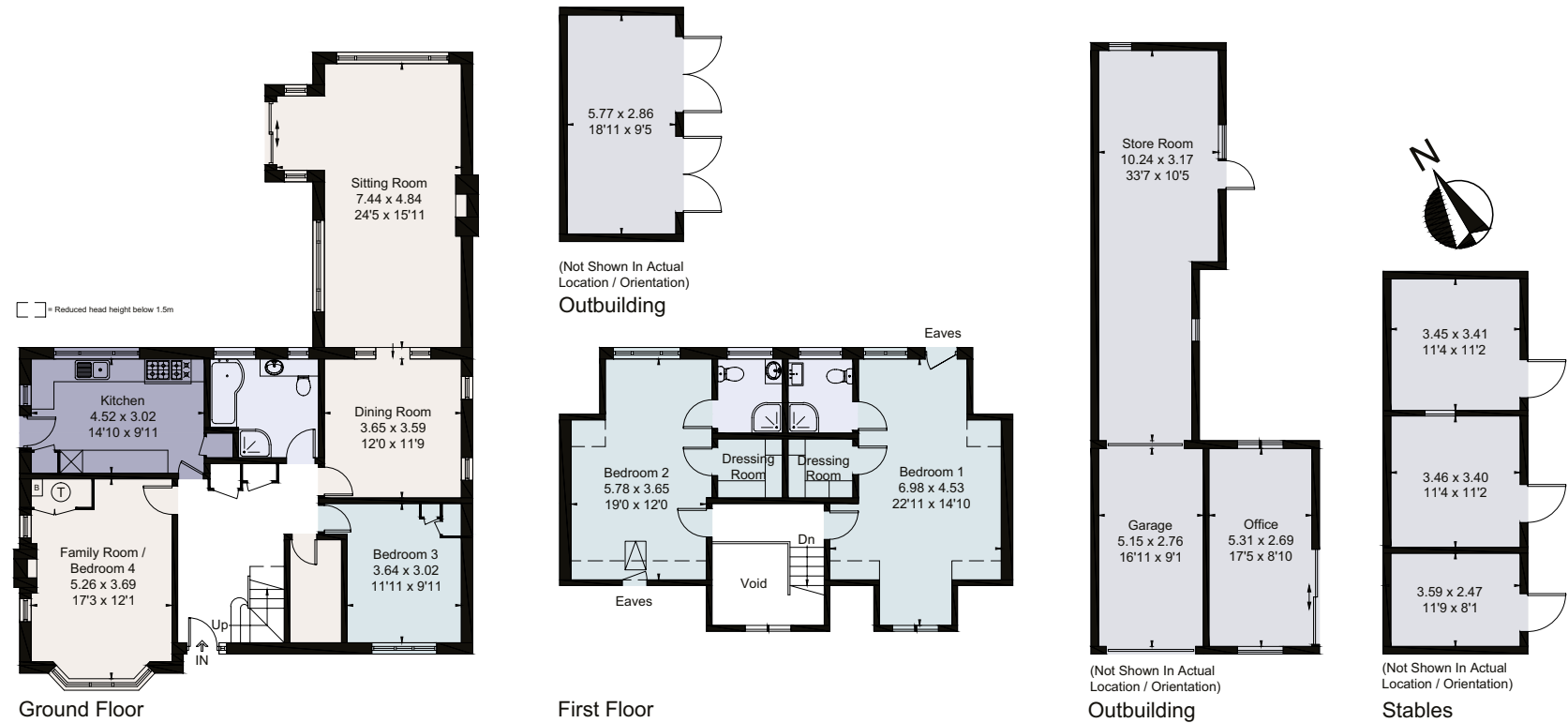
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Approximate Area 183.4 sq m / 1974 sq ft (Excluding Void)
Garage 14.2 sq m / 153 sq ft
Outbuildings / Stables 92.7 sq m / 998 sq ft
Total 290.3 sq m / 3125 sq ft
Including Limited Use Area (7.4 sq m / 80 sq ft)



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Kris Smith
Savills Harpenden
01582 465000
harpenden@savills.com



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