



Swannells Wood, Studham, LU6 | Guide Price £1,100,000 Freehold

 4 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Garage  Large Plot

 EPC Band D  Council Band: F – £3,460.93 2025/26  Central Bedfordshire Council

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## Swannells Wood, Studham, LU6

Spacious and well presented detached home located in a sought after cul-de sac in this popular village within an area of outstanding natural beauty. CHAIN FREE.

- ➔ Spacious detached family home
- ➔ Four bedrooms
- ➔ Two reception rooms and study
- ➔ Conservatory
- ➔ Large kitchen/breakfast room
- ➔ Ensuite and family bathroom
- ➔ Double garage and off-street parking

### Description

This superb family home is offered to the market with no upper chain and sits on a generous plot close to Studham Common and offers spacious and flexible accommodation over two levels.

The property is set well back from the road and is approached via a wooden gate, with private driveway providing ample off street parking and leading to a double garage.

The generous ground floor accommodation includes a large entrance hall giving access to a spacious dual aspect living room with French doors opening out to the garden, a good size dining room opens into a pretty conservatory at the rear. In addition, there is a study for home working and a large modern kitchen/breakfast room with wood units and granite work surfaces and space for a Range style cooker and dishwasher. A separate utility room with plumbing for a washing machine and dryer gives access to the guest cloakroom. An interconnecting hallway allows access into the garage.

Upstairs there are four bedrooms. The principal bedroom benefits from an ensuite bathroom and a further modern tiled family bathroom with three-piece suite and separate shower cubicle serves the remaining bedrooms.

Outside the sunny rear garden is wonderfully private with mature trees and hedges bordering on three sides. A large patio area is ideal for dining and relaxing with the remainder laid to lawn.



## Location

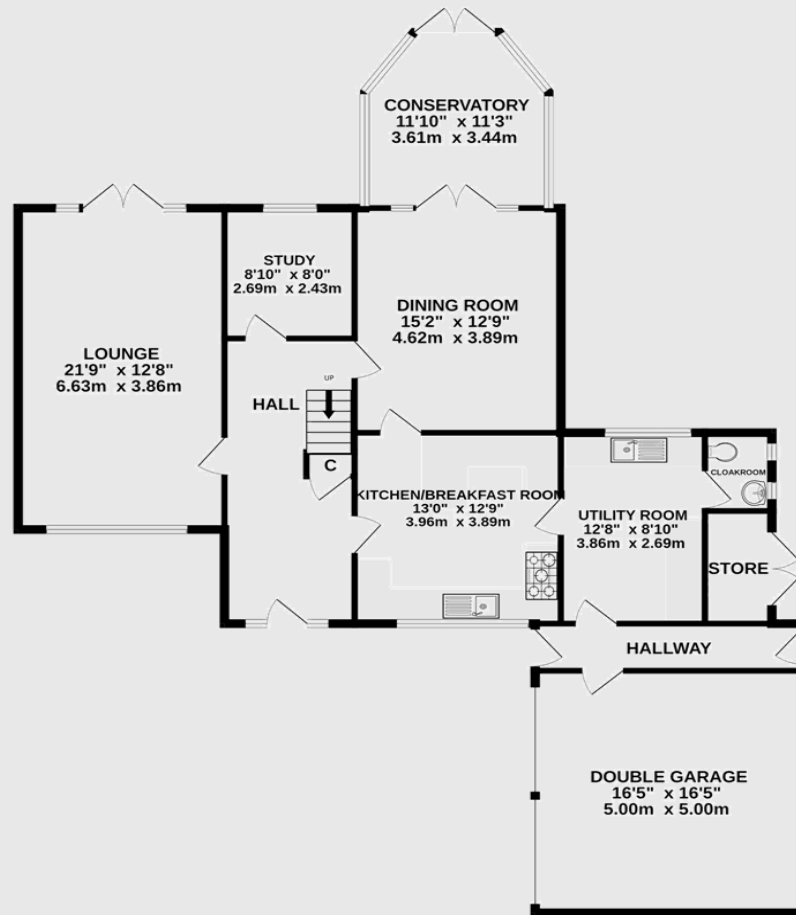
Swannells Wood is a desirable and sought after cul-de-sac situated off Studham Common. Studham is a designated area of outstanding natural beauty. The village has two pubs and a well-regarded lower school. Studham is well placed for the M1 and M25 motorways and Luton airport, while remaining a rural location convenient for the towns of Harpenden and Berkhamsted, which have efficient rail links into London.



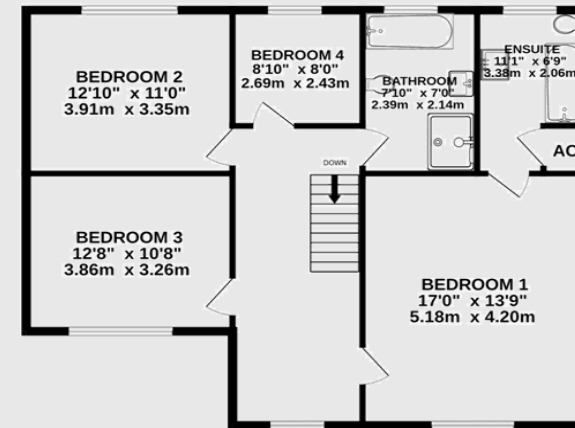




GROUND FLOOR  
1467 sq.ft. (136.3 sq.m.) approx.



1ST FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 sq.m.) approx.

**IMPORTANT INFORMATION:**

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