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# 18 DOUGLAS ROAD

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*A lovely family home in one of Harpenden's most coveted addresses - generous, characterful, and designed for a life that is properly lived in.*



# A Home of Understated Elegance

Some houses tick boxes. 18 Douglas Road does something more – it makes you feel settled before you have even decided anything. Set back behind a generous block-paved driveway, with established spring planting already beginning to bloom at the frontage, it arrives with a quiet confidence that carries all the way through to the garden at the rear.

This is a proper family home in every sense: solid, well-proportioned, and full of personality. Four bedrooms with fitted wardrobes in two, a white shaker kitchen with a characterful teal splashback and a Rangemaster at its heart, a vaulted reception room flooded with light from three Velux skylights, and a garden enclosed by mature hedging that gives the kind of privacy you rarely find without planning for years. Everything a family could need – and it wears it all without effort.

And then there is the location. The Avenues is one of Harpenden's most sought-after residential addresses – a quietly prestigious neighbourhood of well-kept family homes, tree-lined streets and an easy stroll into the town centre. To live here is to have made a considered choice.





# Arrival

The approach to 18 Douglas Road already tells you something. A generous block-paved driveway provides parking for several cars alongside the integral double garage, and the frontage is softened by established planting that signals a garden properly cared for. The house itself – warm brick, leaded windows, a dark green front door – carries itself with the kind of understated confidence that belongs to homes that have nothing to prove.

A practical boot room and entrance porch greets you first. Coats hung, bags dropped, the outside world left behind. It is a small detail that makes daily life considerably smoother, and a signal that this ground floor has been thought about carefully.

“We’ve always loved arriving home here. There’s something about pulling onto the driveway and seeing the house that just feels right – it still gives us that feeling after all these years.”





# The Heart of the Home

Move through into the main body of the house and the space opens up around you in a way that is genuinely impressive. The open-plan kitchen, dining and living area spans the ground floor with a generosity of scale that photographs well but feels even better in person.

*“The kitchen is where everything happens in this house. Sunday mornings making breakfast, friends round for dinner, the children doing homework at the table while I cook — it just works for all of it. The Rangemaster was a total game changer for us.”*





The sitting area anchors one end — wooden flooring underfoot, a log burner set in a traditional limestone surround, and enough room for a large family to spread out comfortably. This is the kind of fireplace that becomes the natural centre of gravity on a winter evening, and the kind of room that earns the phrase 'somewhere to gather.'

The kitchen is both beautiful and highly functional. White shaker cabinetry runs the length of the room, clean and timeless, with a vivid teal glass splashback behind the Rangemaster range cooker that gives the whole space a real personality. Integrated appliances throughout, tiled underfoot with underfloor heating — so even before breakfast, this is a room that feels warm and welcoming. A large window above the sink frames the garden and fills the kitchen with natural light throughout the day.



From the kitchen, the view opens through to the dining area – a wonderfully sociable space that connects kitchen and sitting room in a single easy flow. A generous dining table sits naturally here, with bifold doors opening the room entirely to the garden beyond. On a warm evening, with the doors back and the garden lit, the line between inside and out dissolves completely.

*Designed for people who actually cook, actually entertain,  
actually live in their home – not around it.*

# The Vaulted Reception Room

This is one of the great surprises of 18 Douglas Road — and a room that consistently stops people in their tracks.





Set to the side of the main living space, the vaulted reception room has a quality of light and volume that sets it entirely apart from the rest of the ground floor. Three Velux skylights punctuate the pitched ceiling, drawing daylight deep into the room from above, while bifold doors at one end open directly to the garden. The effect is something close to a garden room, but with considerably more substance.

The current owners use the space as a gym – and yes, there is absolutely enough room for that. But its versatility is the real point. A playroom, a snug, a music room, a home cinema, a studio – this room has the generosity to absorb almost any ambition. Whatever you choose, the light will make it feel special.

*“We’ve used this room as so many different things over the years. It started as a playroom, became a teenager’s den, and now it’s the gym. The light in here is just incredible – it completely changes throughout the day. Whoever moves in next will find their own way to love it.”*





# The Practical Details

The rest of the ground floor is arranged with the same quiet intelligence. A dedicated home office sits privately away from the main living areas – dual-aspect, well-lit, and genuinely usable for a full working day without encroaching on family life. A ground floor WC is positioned exactly where you would want it. And direct internal access to the double garage, with utility area, its up-and-over door and EV charger, means the practical business of family life is fully accommodated.

Nothing feels squeezed. Every space has earned its place on the plan.

# The Staircase

Worth pausing for. A tall leaded window fills the stairwell with warm, characterful light – the kind of detail that is quietly beautiful every single day and transforms the experience of moving between floors. It is the sort of thing you notice on a first visit and stop noticing only because it becomes part of how the house feels to live in.

*“Everyone who visits comments on the staircase window. It's one of those things that photographs can't really capture – you have to stand there and see the light coming through to understand it.”*

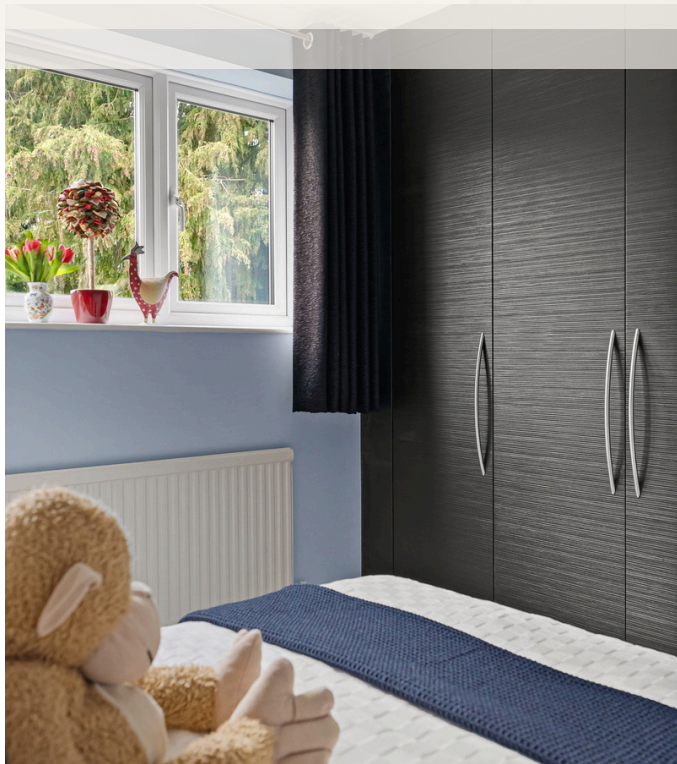


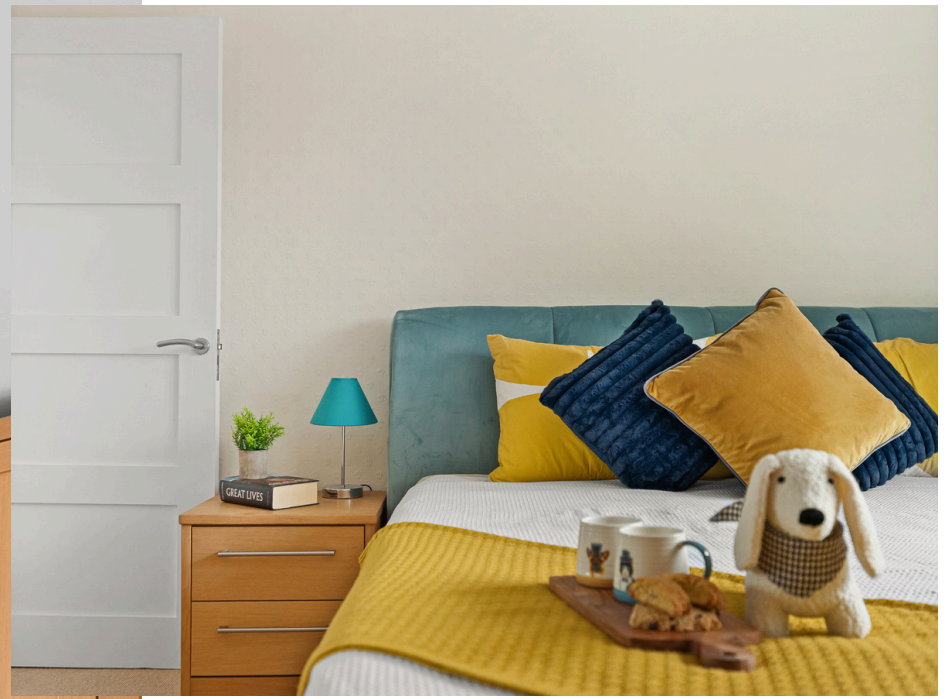


# The Bedrooms

Upstairs, the landing is bright and generously proportioned, with a real sense of calm that carries through into every room.

*“The bedrooms have always felt calm and private up here – there’s a real sense of separation from the bustle of the ground floor, which is exactly what you want at the end of the day. The ensuite has been such a treat.”*





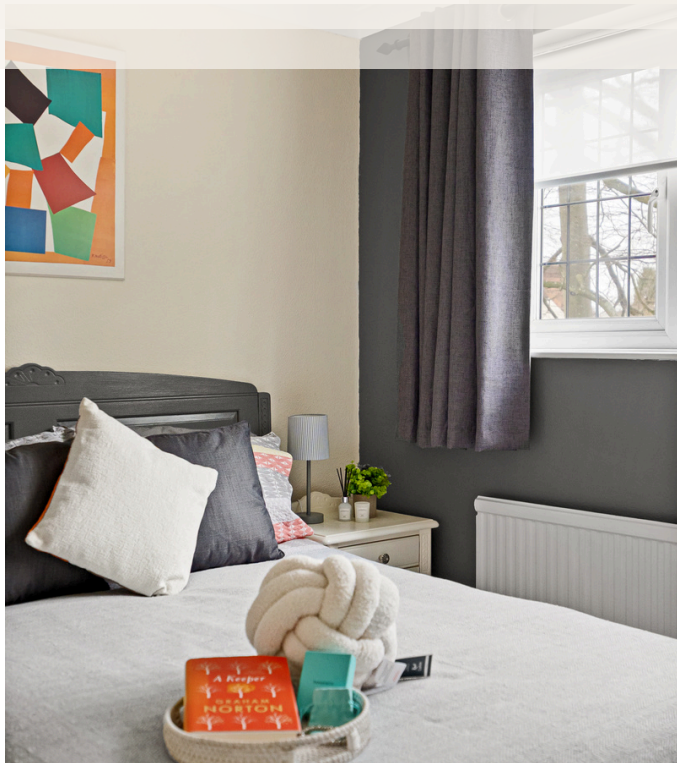
The principal bedroom is a genuinely restful retreat. Spacious and quietly elegant, with full-height fitted wardrobes in natural oak providing excellent storage without dominating the room. A well-appointed ensuite with travertine tiling and a curved glass shower enclosure completes the suite – understated and well-finished in equal measure.



A second double bedroom features its own full-height fitted wardrobes in a dark, textured finish – a more characterful and contemporary feel, but equally generous in storage. A third double bedroom is well-proportioned and comfortable. The fourth room – currently a beautifully arranged study, lined floor-to-ceiling with bookshelves and with a real sense of quiet purpose – is entirely ready to return to use as a bedroom whenever required.

The family bathroom is finished to a high standard: slate-tiled throughout, with a full-sized bath, power shower, and the satisfying sense of a bathroom that has been properly considered.

The loft is fully boarded – so the storage question that follows every growing family is answered before it has even been asked.







# The Garden

The garden is the kind that takes years to create and immediately tells you that someone has cared deeply about it.

Enclosed on all sides by tall, mature hedging – with an impressive established tree anchoring the far boundary – it has a feeling of genuine seclusion that is increasingly rare. A slate-paved terrace steps out directly from the house, ideal for morning coffee with the bifold doors open wide, before giving way to a generous lawn flanked by established planting, flowering shrubs and seasonal colour.

At the far end, the gazebo completes the picture. Shaded, sheltered and set apart – the kind of space that children adopt entirely as their own, and adults reclaim quietly once they have gone to bed.



# The Location

Douglas Road sits within the Avenues – Harpenden's most consistently sought-after residential neighbourhood, and for good reason. These are wide, tree-lined streets of well-kept family homes that carry a strong sense of community and an equally strong sense of place. Neighbours tend to know each other here, and the streets feel like exactly the kind of place you hope to live before you have found it.

The practical appeal is equally compelling. Harpenden town centre is a genuine stroll away – independent coffee shops, a strong high street, excellent restaurants, and the kind of local amenities that make a town feel self-sufficient and well-loved. Harpenden Common and the wider green spaces nearby are close at hand for weekend walks, morning runs, and the fresh air that town-centre proximity can sometimes trade away. Here, you get both.

For families, Harpenden answers the schools question exceptionally well. The town is home to some of Hertfordshire's highest-performing primaries and secondaries, and 18 Douglas Road sits within easy reach of several outstanding options. For those commuting, Harpenden station is a short walk or drive away, with fast trains into London St Pancras in under 30 minutes.

*“The location is everything. Being able to walk into town for a coffee, knowing the school run is straightforward, having the common nearby for a Sunday walk – it's the kind of life you don't realise you want until you're living it. We've been really happy here.”*

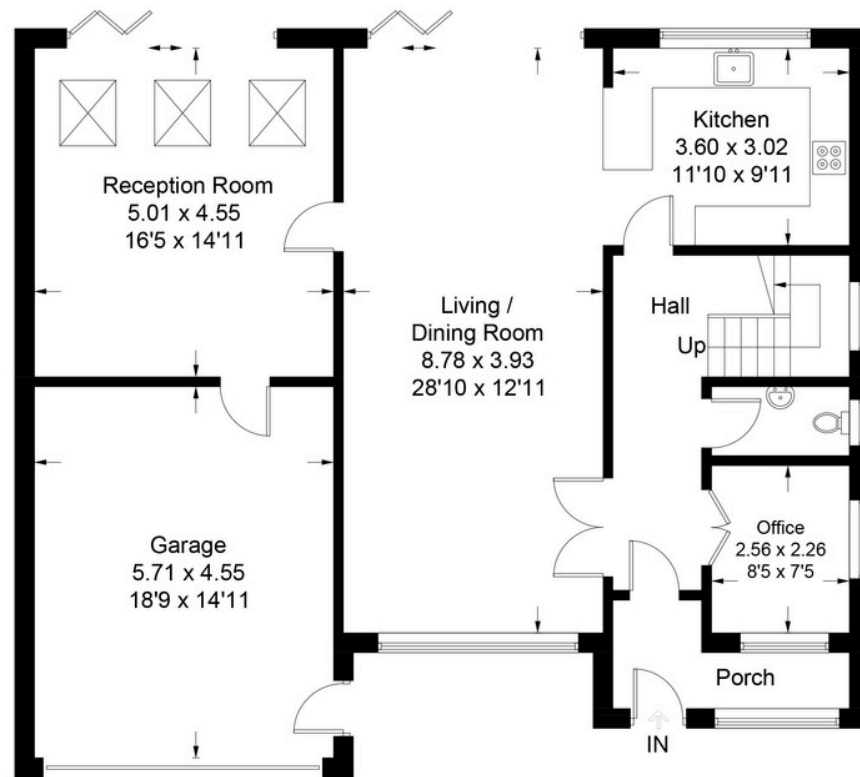
# Specifications

- Tenure: Freehold
- Bedrooms: Four (three doubles with fitted wardrobes in two; fourth currently used as study)
- Bathrooms: Two (slate-tiled family bathroom with bath and power shower over; travertine ensuite with quadrant shower) plus ground floor WC
- Reception rooms: Two (open-plan kitchen/dining/living; vaulted reception with Velux skylights) plus home office
- Kitchen: White shaker cabinetry, teal glass splashback, Rangemaster range cooker, integrated appliances, underfloor heating
- Sitting area: Wooden flooring, log burner in traditional limestone surround
- Vaulted reception: Three Velux skylights, bifold doors to garden
- Garage: Integral double garage with utility area, up-and-over door and internal access
- Parking: Generous block-paved driveway

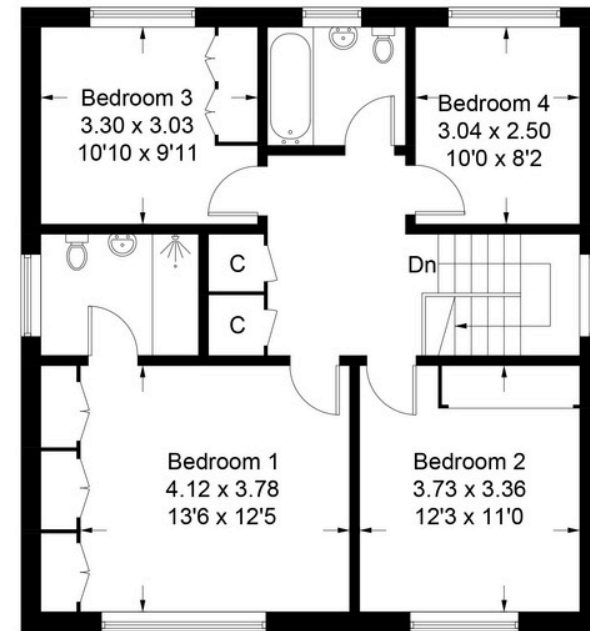


*18 Douglas Road is a home that has been lived in well and cared for with evident pride. Homes like this do not come around often – and they do not wait long when they do.*

# The Floorplan



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
Ground Floor = 124.4 sq m / 1339 sq ft  
First Floor = 73.0 sq m / 786 sq ft  
Total = 197.4 sq m / 2125 sq ft  
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1290304)

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