



**Connells**

Oak Bank West Common Close  
Harpenden



# Oak Bank West Common Close Harpenden AL5 2LJ

for sale  
**£4,000,000**



## Property Description

Set across three impressive floors, this exceptional six-bedroom residence offers expansive family living in one of Harpenden's most prestigious roads. Behind electric gates, a sweeping carriageway driveway creates a grand first impression. The inside of the property features three appointed en suite bedrooms ensuring comfort and convenience for every member of the household. A rare highlight is the indoor swimming pool, providing year-round leisure. Perfect for families, the home also includes a separate children's garden, offering a safe and dedicated outdoor space, whilst the main grounds complement the homes elegance.

### Entrance Porch

Oak leaded door to front, quarry tile flooring, rad

### Entrance Hallway

Oak leaded door to front, Oak staircase to first floor, rad

### Cloakroom Off Inner Lobby

White suite fully tiled, WHB, LLWC, spotlights, heated towel rail

### Lounge

23' x 18' 6" (7.01m x 5.64m)

Oak leaded window and door leading to garden, numerous wall lights, Open fireplace with marble surround.

### Dining Room

19' 3" x 12' 3" (5.87m x 3.73m)

Oak leaded window to rear, double doors leading to lounge and family room with Oak door leading to garden

### Family Room

19' x 11' 8" (5.79m x 3.56m)

Oak leaded window to rear with double doors leading to garden, spotlighting, intercom point, rad, built in storage cupboard

### Study

13' 2" x 10' 6" (4.01m x 3.20m)

Oak leaded window to side, rad, built in shelving

### Kitchen

18' x 10' 8" (5.49m x 3.25m)

Luxury fitted kitchen with central island, Oak leaded window to front and side, Gas hob with electric hot plate, De Dietrich triple oven, Butler sink, spotlighting and rad

### Kitchenette Off Kitchen

Deep fryer hot plate, spotlighting, cupboards with work surfaces

### Utility Room Off Inner Hallway

12' 8" x 5' 6" (3.86m x 1.68m)

Plumbing for washing machine, cupboards with work surfaces, quarry tile flooring and small loft hatch

## Secondary Cloakroom

Off hallway with LLWC, WHB, and door to garage

## Inner Hallway Off Family Room

Oak leaded windows to rear, two rads, spotlighting

## Second Family Room

16' 8" x 14' 6" (5.08m x 4.42m)

Off inner hallway, T.V point, Oak leaded windows to front and rear

## Galleried Landing

27' x 12' 1" (8.23m x 3.68m)

Beautiful galleried landing, stairs leading to second floor, two rads, spotlighting, Oak leaded windows to front, Telephone point, Airing cupboard

## Bedroom 1

18' x 11' (5.49m x 3.35m)

Oak leaded windows to front and side, T.V point, rad and spotlighting

## Ensuite

White suite comprising of shower cubicle, LLWC, WHB, fully tiled with heated towel rail, extractor fan and spotlighting

## Bedroom 2

16' 2" x 14' 4" (4.93m x 4.37m)

Two Oak leaded windows to rear, three double fitted wardrobes, Two radiators, spotlighting

## Ensuite

Fully tiled white suite comprising of double shower cubicle, WHB, LLWC, heated towel rail, extractor fan, shaver point, numerous bathroom units







### Bedroom 3

Irregular Shaped Room 15' 5" x 14' 6" max (4.70m x 4.42m)

Oak leaded window to rear, spotlighting, radiator

### Ensuite

Fully tiled with jacuzzi bath, WHB, LLWC, heated towel rail, shaver point and extractor fan

### Bedroom 4

Irregular Shaped Room 14' 7" up to wardrobes x 11' 10" up to wardrobes (4.45m up to wardrobes x 3.61m)

Two Velux windows, wonderful selection of Oak built in wardrobes and drawers surround the room

### Second Floor Landing

Ideal for a small study area for the top floor, radiator, leaded window to front

### Bedroom 5

15' 5" x 13' 7" (4.70m x 4.14m)

Velux window to rear, radiator

### Bedroom 6

13' 4" x 12' 8" (4.06m x 3.86m)

Velux window to rear, radiator

### Second Floor Bathroom

Fully tiled white suite with bath and Velux window to rear











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

EPC Rating: Awaited  
 Council Tax Band: H

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HPN307007](http://connells.co.uk/Property/HPN307007)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HPN307007 - 0006