



## Oakhurst Avenue

Harpenden, AL5 2ND

Built by highly regarded local firm, Jarvis, Arlington House is an immaculate family home of circa 3,100 sq ft on a wraparound plot of approximately 0.4 acre. The garden has a southerly aspect. Oakhurst Avenue is a private road in the popular West Common area, close to Rothamsted Estate and within easy reach of Harpenden town centre.

**Guide price £2,500,000**

# Oakhurst Avenue

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- Built by Jarvis
- Well proportioned rooms
- Private road
- Circa 3,100 sq ft
- Wraparound plot circa 0.42 acre
- Close to Rothamsted Estate
- Immaculately presented
- Double garage & plenty of parking
- Within easy reach of Harpenden

## Entrance Hall

## Living Room

19'7" x 17'8" (5.97 x 5.39)

## Kitchen / Dining Room

16'4" x 32'9" (5.00 x 10.00)

## Games Room

14'9" x 17'1" (max) (4.51 x 5.23 (max))

## Study

10'10" x 11'8" (3.32 x 3.57)

## Utility Room

5'6" x 7'1" (1.68 x 2.18)

## Cloakroom

## Bedroom One

14'6" x 21'2" (4.42 x 6.46)

## En-suite Shower Room

## Bedroom Two

14'5" x 17'3" (max) (4.41 x 5.28 (max))

## En-suite Shower Room

## Bedroom Three

11'10" x 15'0" (max) (3.62 x 4.59 (max))

## Bedroom Four

14'6" x 11'11" (4.42 x 3.64)

## Bedroom Five

12'9" x 11'10" (3.91 x 3.61)

## Family Bathroom

## Double Garage

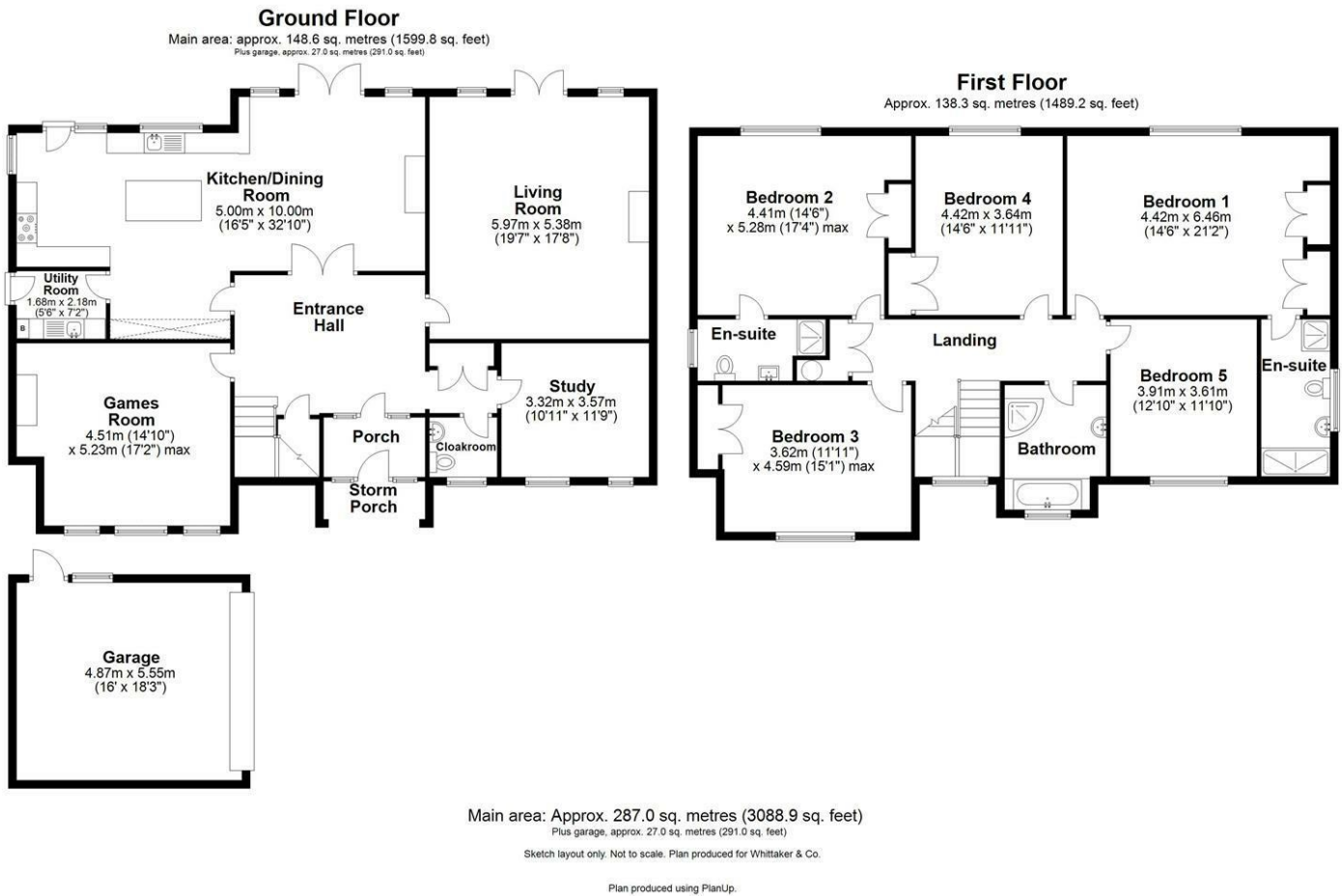
15'11" x 18'2" (4.87 x 5.55)



[Directions](#)



# Floor Plan



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