











Oakfield Road Harpenden, AL5 2NS

Wonderful family home in the heart of West Common measuring in excess of 3,300 square feet. Occupying a fabulous third of an acre plot with a heated outdoor pool.

## Oakfield Road

## Harpenden, AL<sub>5</sub> 2NS



5



2



4 **=** 

D

- Fabulous third of an acre plot
- Conservatory
- Wonderful family home
- Four reception rooms
- In the heart of West Common
   Great potential for
- Heated outdoor pool
- Roof terrace
- Great potential for enhancement (STPP)
- Double garage & ample parking

## **Entrance Hall**

## Living Room

28'9" x 11'10" (8.77 x 3.63)

Kitchen / Breakfast Room

18'6" x 13'10" (5.64 x 4.22)

**Dining Room** 

13'1" x 10'9" (4.0 x 3.29)

**Family Room** 

16'10" x 15'7" (5.15 x 4.76)

Study

22'10" x 8'3" (6.98 x 2.54)

**Utility Room** 

10'11" x 8'7" (3.34 x 2.64)

Conservatory

10'7" x 10'4" (3.23 x 3.17)

Cloakroom

Master Bedroom

20'9" x 15'5" (6.35 x 4.72)

**Dressing Room** 

En-suite Bathroom

Bedroom Two

14'9" x 11'11" (4.50 x 3.64)

Bedroom Three

16'9" x 9'8" (5.13 x 2.97)

**Bedroom Four** 

12'4" x 10'9" (3.76 x 3.29)

Bedroom Five

10'2" x 8'2" (3.11 x 2.49)

Family Bathroom

Double Internal Garage

19'10" x 15'7" (6.06 x 4.76)

**Roof Terrace** 

**Heated Outdoor Swimming Pool** 





















Total area: approx. 310.3 sq. metres (3340.3 sq. feet)
For identification purposes only. Not to scale. Garages included in square footage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



