



Oakfield Road

Harpenden, AL5 2NE

Detached five bedroom family home of over 4,000 sq ft located on one of West Common's most popular roads. Occupying a south west facing plot of half an acre, with planning approved for full demolition and construction of an 8,000 sq ft dwelling. Planning Ref: 5/2024/1947. Easy access to the town centre and station. ****CHAIN FREE****

Guide price £2,000,000

Oakfield Road

Harpenden, AL5 2NE



- 0.5 acre south west facing plot
- Planning approved Ref: 5/2024/1947
- Prime West Common location
- **CHAIN FREE**
- Over 4,000 sq ft
- Council Tax Band H

Entrance Hall

Breakfast Room

17'10" x 7'9" (5.45m x 2.37m)

Kitchen

18'4" x 9'4" (5.60m x 2.85m)

Utility

Downstairs W/C

Study

10'4" x 7'0" (3.15m x 2.14m)

Television Room

12'0" x 10'2" (3.68m x 3.12m)

Dining Room

17'11" x 12'1" (5.47m x 3.69m)

Sitting Room

17'10" x 12'1" (5.45m x 3.69m)

Family Room

17'10" x 11'11" (5.46m x 3.65m)

Down Stairs W/C

Bedroom One

14'5" x 11'1" (4.41m x 3.40m)

Balcony

En suite bathroom

Bedroom Two

15'9" x 12'0" (4.81m x 3.68m)

En suite bathroom

Bathroom

Bedroom Three

14'6" x 9'6" (4.42m x 2.91)

Bedroom Four

9'6" x 9'6" (2.92m x 2.90m)

Bedroom Five

3.57m x 2.44m

Games Room

20'1" x 15'5" (6.13m x 4.70m)

Garden Room

13'9" x 13'9" (4.21m x 4.21)

Garage

38'5" x 18'0" (11.71m x 5.49)





Oakfield Road

Approximate Gross Internal Area = 374.5 sq m / 4031 sq ft
Outbuildings = 13.9 sq m / 150 sq ft
Total = 388.4 sq m / 4181 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. (ID1246105)

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.

