



**Connells**

Ox Lane  
Harpenden



## Property Description

Connells are delighted to be marketing this traditional period three-bedroom family home in one of Harpenden's premier locations which we believe was built around the early 1900's, just under 0.9 miles from the mainline train station and High Street, and close to excellent primary and secondary schools. This property has been in the family since 1959 and is now being offered as an exciting project, with extension potential, to create a modern family home. With a wealth of charm and character, a stunning garden in excess of 100ft, potential for further parking to the front. This is a once in a generation purchase and the new owners will make wonderful memories of their own.

### Entrance Hall

Irregular Shaped Room 15' 4" x 7' 4" (4.67m x 2.24m)

L-shaped hallway with sash window to front, stairs leading to first floor with understairs storage

### Lounge

Irregular Shaped Room 16' 5" max x 14' 6" max (5.00m max x 4.42m)

Radiator, sash window to front, original and working open fireplace, with features surrounding

### Dining Room

Irregular Shaped Room 13' 1" max x 12' 2" max (3.99m max x 3.71m)

Radiator, open working fireplace, French doors leading to garden

### Breakfast Room

12' x 8' 3" (3.66m x 2.51m)

Sash window to side, original built-in dresser, gas fire with back boiler

### Kitchen

11' 2" x 7' (3.40m x 2.13m)

Door to garden, window to rear, work surfaces



## First Floor Landing

Stairs from hall, sash window to side, loft hatch with ladder attached

## Bedroom 1

Irregular Shaped Room 16' 5" Max x 13' 3" Max (5.00m Max x 4.04m)

Two sash windows to front, original built-in wardrobe, original feature fireplace, radiator

## Bedroom 2

Irregular Shaped Room 13' Max x 12' (3.96m Max x 3.66m)

Sash window to rear, original built in double wardrobe, radiator

## Bedroom 3

Irregular Shaped Room 12' 2" Max x 9' 7" Max (3.71m Max x 2.92m)

Sash window to side, Victorian cast iron fireplace, airing cupboard, radiator

## Bathroom

Sash window to front, wash hand basin, low level w/c, bath

## Garden

A private and secluded rear garden in excess of 100 ft. boasting mature shrubs and a patio area off of the dining room. Mostly laid to lawn with side access

## Outbuildings

Brick coal shed and outdoor w/c









Total floor area 132.5 m<sup>2</sup> (1,427 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: F

Tenure: Freehold

[check out more properties at connells.co.uk](http://check out more properties at connells.co.uk)



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

Property Ref: HPN307091 - 0005