



## Oakfield Road Harpden, AL5 2NL

Beautifully presented family home arranged over three floors, measuring in excess of 3,600 square feet. On a 0.17 acre with a west facing garden of 65 feet and double garage. Oakfield Road is a peaceful spot in the heart of the much sought after West Common area. Close to Rothamsted Estate and within a short drive of Harpenden town centre and station.

**Price guide £2,250,000**

# Oakfield Road

## Harpden, AL5 2NL



- Fantastic family home of over 3,600 square feet
- Arranged over three floors
- 65 feet west facing garden
- Double Garage
- Within a short drive of Harpenden town centre and station.
- Close to Rothamsted Estate
- Plot of 0.17 acre

### Entrance Hall

### Cloakroom

### Utility Room

11'6" x 6'10" (3.52m x 2.09m)

### Kitchen/Breakfast Room

20'2" x 13'9" (6.15m x 4.20m)

### Dining Room

16'2" x 11'11" (4.95m x 3.65m)

### Family Room

20'2" x 15'3" (6.15m x 4.67m)

### Bedroom One

16'1" x 13'11" (4.92m x 4.26m)

### En-Suite Bathroom

### Bedroom Two

18'9" x 16'9" (5.73m x 5.12m)

### En-Suite Shower Room

20'2" x 17'4" (6.15m x 5.29m)

### Study

12'8" x 7'9" (3.88m x 2.37m)

### Bedroom Three

16'9" x 15'11" (5.12m x 4.86m)

### En-Suite Shower Room

### Bedroom Four

14'1" x 13'7" (4.30m x 4.16m)

### Bedroom Five

10'10" x 10'9" (3.31m x 3.30m)

### Bathroom

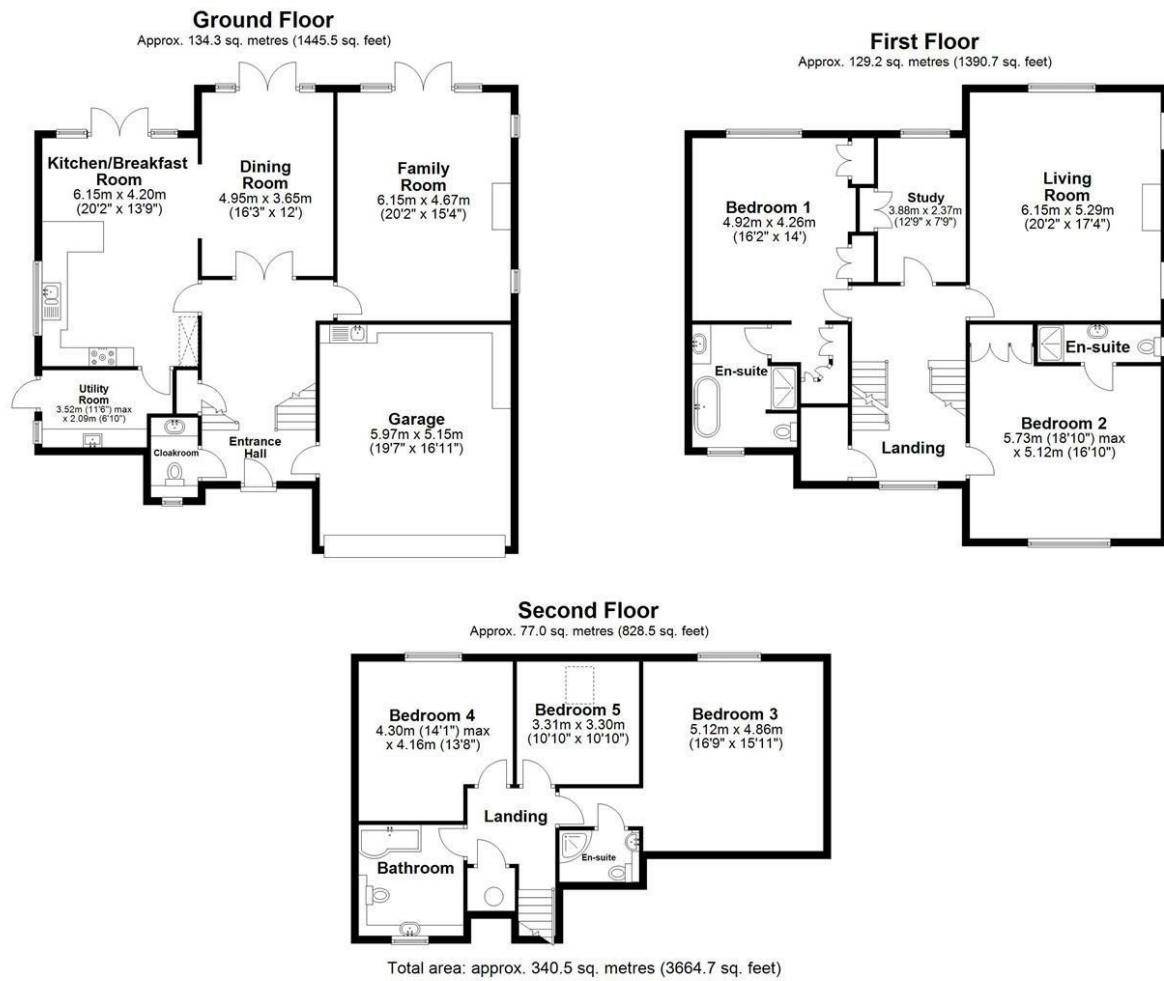
### Garage

19'7" x 18'1" (5.97m x 5.515m)





## Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74	79	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-80)	B			(81-80)	B
(69-68)	C			(69-68)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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