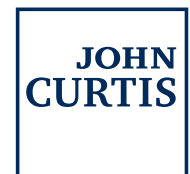




48 Ox Lane, Harpenden, Hertfordshire AL5 4PJ

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents



48 Ox Lane Harpenden, Hertfordshire

Superbly presented three bedroom semi-detached family home, in a superb location affording access to excellent schools for all age groups as well as being within walking distance of the town centre, high street and station.

Our clients have recently fitted a stunning kitchen/dining room which itself opens into a wonderful vaulted lounge overlooking the gardens.

For comfort and economy gas fired central heating and double glazing are featured throughout and there is underfloor heating to the kitchen/dining area.

More detailed notes are to be found as set out below.

Harpenden is well noted for its excellent schools whilst social facilities are well catered for including golf courses, a sports centre, and Rothamsted Park. Harpenden also enjoys a fine selection of good restaurants, bars and cafes.

Price guide £750,000



Entrance Porch

Timber door with glazed insert together with port hole window to front and Velux roof light. Solid timber wood flooring. Coat hanging space. Wall light point. Dado rail and opening into:

Entrance Hall

Solid timber wood flooring. Dado rail. Wall mounted thermostat for central heating system. Radiator. Large understairs storage cupboard housing the gas and electric meters together with the electrical consumer units. Stairs to first floor and further door to:

Cloakroom

White suite comprising close coupled WC together with wash hand basin and mixer tap over and storage cupboard below. Limestone flooring. Half height wall tiling frosted window to side.

Family Room 10'11 x 10' (3.33m x 3.05m)

Window to front. Timber wood effect flooring. Telephone points. Radiator. Picture rail.

Kitchen/Dining Room 20'4 x 12'11 (6.20m x 3.94m)

Recently refitted kitchen with units comprising one and half bowl composite sink unit with chrome Mono bloc mixer tap over with retractable spray and storage cupboard below. Further comprehensive range of high white gloss storage units. Integrated Siemens four ring electric induction hob above is a ceiling mounted stainless steel extractor fan within built lighting and glass canopy. Siemens stainless steel combination microwave, oven and separate convection oven. Plumbing and space for American style fridge/freezer. Fully integrated Siemens dishwasher. Concealed under unit lighting. Black granite worksurfaces with matching upstands. Ceramic tiled flooring with electric underfloor heating. Ample space for table and chairs. Ceiling recessed speakers. Chrome recessed downlighters. Wiring for flat screen TV with space below for the AV system to the house. Wall mounted thermostatic radiator. Wall mounted electronic programmer for central heating and and hot water systems. Window to side together with french doors to rear. Steps leading down to the:

Living Room 20'11 x 14'11 (6.38m x 4.55m)

Wonderful bright room with Vaulted ceiling and incorporating three windows to rear together with french doors to side and matching full height side light windows to side. Solid timber flooring. TV, telephone and broadband points. Radiator. Exposed pine beams to vaulted ceiling.

Utility Room

Access via a door between the kitchen and living room. Plumbing and space for automatic washing machine together with space on top for condensing tumble dryer. Velux roof light. Timber door to side. Timber flooring. Wall mounted storage units. Radiator.

FIRST FLOOR

Landing

Approached via turning staircase from the entrance hall with large window to front on the half landing and furthers doors leading to:

Bedroom One 12'11 x 11'6 (3.94m x 3.51m)

Window to rear. Picture rail. Stripped wood flooring. Radiator.

Bedroom Two 10'11 x 10' (3.33m x 3.05m)

Window to front. Radiator.

Bedroom Three 9'9 x 8'5 (2.97m x 2.57m)

Window to rear and side. Recessed wardrobe cupboard together with airing cupboard housing pre-lagged copper hot water cylinder with shelving over. Access to roof space. Radiator.

Bathroom

White suite comprising panelled bath with fitted Mira thermostatic power shower over. Pedestal wash hand basin and close coupled WC. Two opening frosted windows to side. Ceramic tiled flooring. Ceramic tiled walls. Wall mounted heated tubular chrome towel rail.

EXTERIOR

Front Garden

Block paved driveway providing off street parking together with flower and shrub borders. Outside lighting.

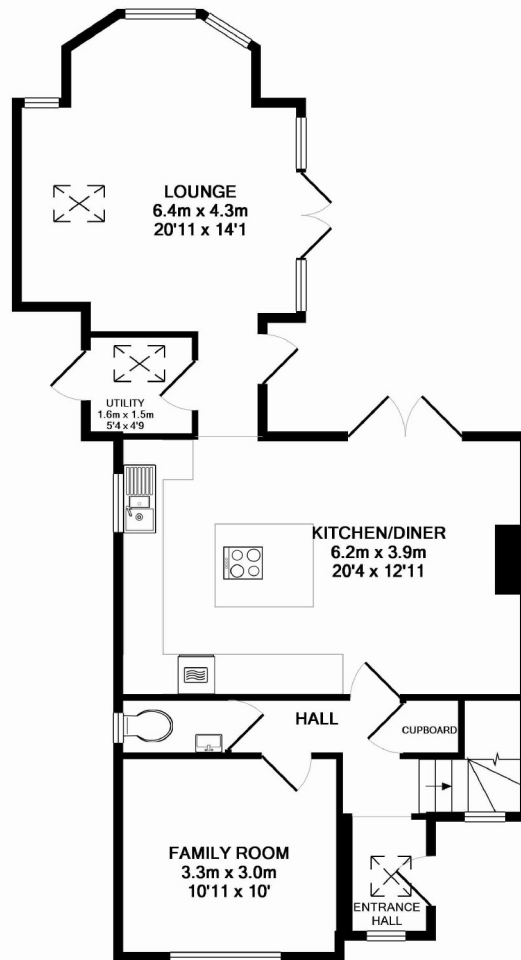
Rear Garden

This fabulous feature of the property comprises a paved sun terrace adjacent to the property with the remainder being laid to a mature lawn. Privacy comes via a range of mature evergreen hedging. Conifers and fencing. There are flower and shrub borders together with a vegetable garden and timber built garden shed. Outside lighting.

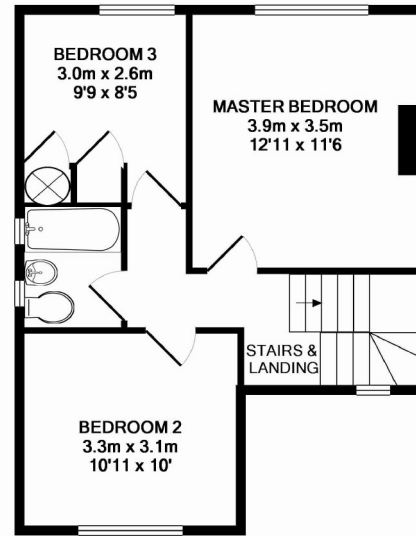


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



GROUND FLOOR
APPROX. FLOOR
AREA 65.9 SQ.M.
(710 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.9 SQ.M.
(451 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.8 SQ.M. (1161 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis
Call us on 01582 764471 for free valuations and advice
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