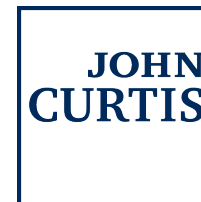




Ox Lane, Harpenden, Hertfordshire, AL5

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# A beautiful five bedroom Edwardian villa

Guide Price £1,295,000 Freehold

### Description

A beautiful five bedroom Edwardian villa presented in superb order throughout close to the town centre, station and excellent schools.

This fine family home boasts a wealth of accommodation spaciouly arranged over three floors. It features two separate reception rooms as well as a large open plan kitchen breakfast room, with steps leading down to a separate dining area with a delightful vaulted ceiling. On the first floor there are three double bedrooms and a modern four piece family bathroom. The second floor benefits from two further bedrooms and an additional bathroom. There is central heating to radiators throughout the house.

Further benefits include off road parking and garage and a delightful, private and enclosed rear garden measuring in excess of 130ft.

### Entrance Hall

Wooden floor. Stairs to first floor. Understairs storage cupboard.

### Living Room, 14'11" x 12'11", 4.55m x 3.94m

Bay window with original windows and bespoke shutters. Feature fireplace with surround.

### Family Room, 12'5" x 11'2", 3.78m x 3.4m

Feature fireplace with surround.

### Kitchen Breakfast Room, 26'2" x 11'1", 7.98m x 3.38m

Fully fitted kitchen with range of base and wall units with granite work surfaces and upstands. Wood flooring. Three

part obscured sash windows to side. Velux skylight. Travertine part tiled floor. Space for range style cooker with overhead extractor. Built in Siemens combi oven with plate warmer. Built in dishwasher. Breakfast island.

### Inner Hallway

Travertine tiled floor. Part glazed door to side. Door to:

### Cloakroom

Low level flush WC. Obscured window to side. Wash hand basin with tiled splashback.

### Dining Area, 13'4" x 11'6", 4.06m x 3.5m

Travertine flooring. Double glazed french doors opening to decked area. Double glazed sash windows. Vaulted ceiling.

### First Floor Landing

Stairs to second floor. Airing cupboard housing hot water tank.

### Bedroom One, 17'7" x 14'11", 5.36m x 4.55m

Three sash windows to front. Comprehensive range of built in wardrobes by Fine Fitted. Bespoke window shutters.

### Bedroom Two, 12'6" x 11'3", 3.8m x 3.43m

Sash window to rear. Built in cupboard.

### Bedroom Three, 11'1" x 10'3", 3.38m x 3.12m

Sash window to rear. Built in wardrobe.

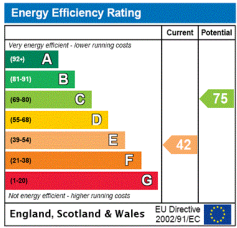
### Family Bathroom

White suite comprising panelled bath, separate shower cubicle, low level flush WC and wall mounted wash hand

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basin. Part tiled walls. Heated towel rail. Shaving mirror with light. Obscured sash window to side.

### Second Floor Landing

Double glazed Velux skylight.

### Bedroom Four, 17'6" x 10'5", 5.33m x 3.18m

Dual aspect room with sash window to rear and double glazed Velux to front.

### Bedroom Five, 9'9" x 5'10", 2.97m x 1.78m

Double glazed skylight. Access to loft space.

### Bathroom

Panelled bath. Pedestal mounted wash hand basin. Low level flush WC. Part tiled walls. Skylight to side. Door into loft space with light.

### Front Garden

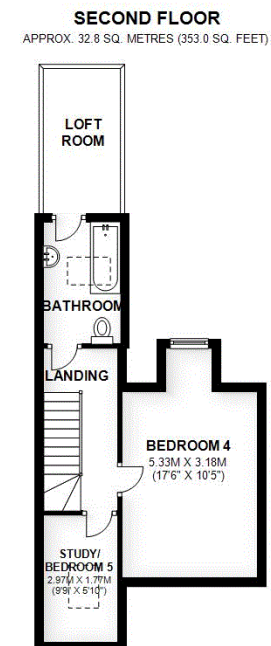
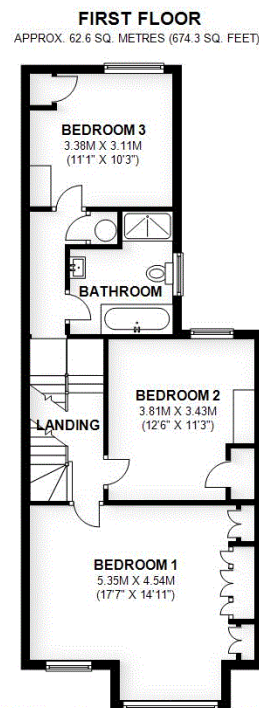
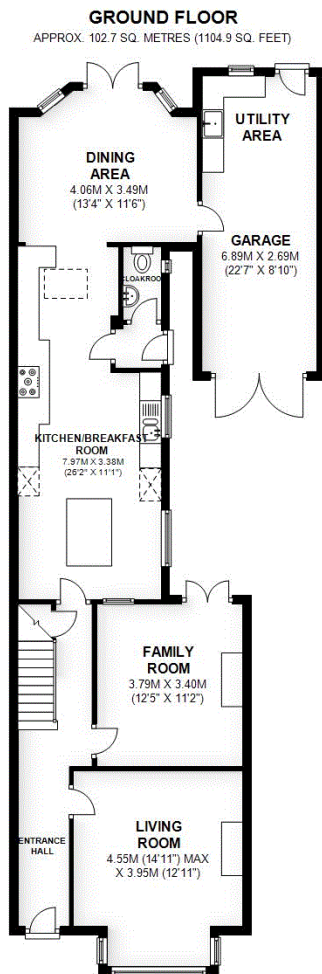
Driveway providing off road parking leading to garage at side. Raised flower beds.

### Garage, 22'7" x 8'10", 6.88m x 2.7m

Power and light. Plumbing and utility space with work surface and sink. Double doors to front and single door to rear. Double glazed sash window.

### Rear Garden

Immediately adjacent to the house is a raised deck area with lighting, outside tap and power point. Steps leading to patio. Remainder of garden mainly laid to lawn enclosed by wood panel fencing. Various mature flower beds and trees. Hard standing at the rear of the garden for shed.



**TOTAL AREA: APPROX. 198.1 SQ. METRES (2132.2 SQ. FEET)**

For identification purposes only. Not to scale. Outbuildings not included in square footage.  
Plan produced using PlanUp.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



