



7 Oakhurst Avenue
Harpenden

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached property with great family accommodation situated in this popular West Common location

An attractive family home with well-presented accommodation and a generous garden.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



TOWN



3,297 SQ FT



**GUIDE PRICE
£2,395,000**



The property

7 Oakhurst Avenue is an attractive double-fronted detached family home, constructed of variegated brick, with a feature herringbone design on the façade, and offering almost 3,300 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the accommodation flows from an entrance lobby and welcoming reception hall with useful storage and cloakroom and briefly comprises a large dual aspect drawing room with exposed brick inglenook fireplace with feature herringbone design. Glazed double doors lead to a generous conservatory with vaulted glazed roof, large picture glazing overlooking the rear garden and French doors to the terrace.

There is a front aspect sitting room, a generous dining room with a rear aspect bay with full-height glazing incorporating French doors to the terrace, and a rear aspect study. The ground floor accommodation is completed by a spacious kitchen/breakfast room with a range of wall and base units including a large central island with breakfast bar, complementary worktops

and splashbacks, modern integrated appliances including a wine chiller, a breakfast area with space for a good-sized table and French doors to the terrace, and a useful inter-connecting fitted utility room with a door to the integral double garage.

Stairs rise from the reception hall to a spacious part-galleried landing with seating area, giving access to a front aspect principal bedroom with extensive fitted storage and a large contemporary en suite bathroom with twin sinks, freestanding bath and separate shower. There is an addition double bedroom with fitted storage and fully-tiled en suite shower room, three further double bedrooms and a modern fully-tiled family bathroom with bath and separate shower.



Outside

Screened by mature side hedging and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and giving access to the integral double garage which benefits from an internal door to the side aspect, the driveway flanked on both sides by areas of level lawn. The generous enclosed garden to the rear is laid mainly to lawn bordered by mature shrubs and trees and features numerous seating areas, a garden pond, a paved seating/dining area at the end of the garden and a spacious paved terrace accessible from the dining room, conservatory and kitchen/breakfast room, the whole ideal for entertaining and al fresco dining.

Location

Harpenden offers comprehensive high street and boutique shopping, Marks and Spencer and supermarkets including Sainsbury's and Waitrose, together with restaurants, bars and coffee shops. Sporting and leisure facilities include a sports centre

with indoor pool, three golf courses, rugby, tennis, bowling and cricket clubs and cycling, riding and

walking routes on Harpenden Common, in the Woodland Trust's Heartwood Forest and in the Rothamsted Estate. Comprehensive amenities can also be found in St Albans, Hemel Hempstead, Luton, Welwyn Garden City and Watford. Communications links are excellent: Harpenden station (1.5 miles) offers direct services to London and the M1 gives access to major regional centres and the motorway network.

The town is home to a wide range of state primary and secondary schooling including The Grove Infant and Nursery, St. Dominic Catholic Primary, Crabtree Infants' and Junior, Roundwood Park, St. George's and Sir John Lawes Schools (all rated Outstanding by Ofsted), together with independent schools including St Hilda's, Aldwickbury, The King's, St Albans High School for Girls and St Albans.



Distances

- Harpenden High Street 0.7 mile
- M1 (Jct. 9) 3.2 miles
- St. Albans 4.6 miles
- London Luton Airport 8.0 miles
- Welwyn Garden City 8.4 miles
- Central London 32.7 miles
- London Heathrow Airport 35.5 miles

Nearby Stations

- Harpenden (London St. Pancras)
- International 24 minutes)
- St. Albans
- St. Albans Abbey
- Luton Parkway

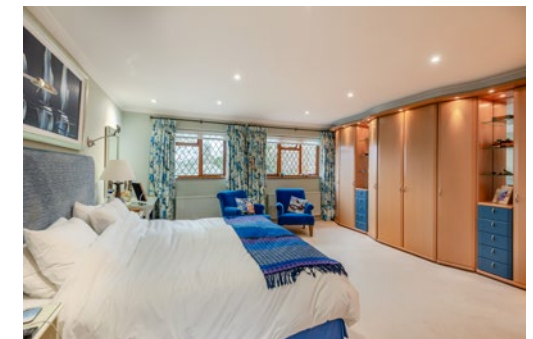
Key Locations

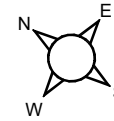
- Rothamsted Estate
- Harpenden Common
- Batford Springs Nature Reserve
- Harpenden Farmers' Market
- The Nickey Line Rail Walk

- Harpenden Museum
- The Harpenden Sports Centre
- Aldwickbury Park Golf Club
- Harpenden Common Golf Club
- Harpenden Golf Club
- Harpenden Rugby Club
- Heartwood Forest
- The Eric Morecambe Centre Harpenden

Nearby Schools

- St Dominic Catholic Primary School
- St Nicholas CofE VA Primary School
- Harpenden Academy
- St Hilda's School
- Beechwood Park
- Crabtree Junior and Infant School
- Roundwood Park and Primary School
- St. George's School
- Sir John Lawes School
- St Albans Boys School
- St. Albans High School for Girls





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,297 sq ft (306 sq m)

Garage internal area 290 sq ft (27 sq m)

Total internal area 3,587 sq ft (333 sq m)

For identification purposes only.

Directions

AL5 2NB

///What3words: insist.grades.survey - brings you to the driveway

General

Local Authority: St. Albans City & District Council, +44 (0)1727 866100

Services: Mains gas, electricity, water and drainage. Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: D

Tenure: Freehold

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

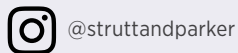
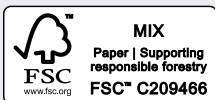
Harpenden

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