

# Leverstock

1 Oakhurst Avenue, Harpenden



**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A characterful family home with four bedrooms and spacious gardens in a sought-after area of Harpenden.

This much-loved family home is ideally situated on a private residential road and offers an exciting opportunity for sensitive updating and renovation. In a sought-after setting, just off the Rothamsted Estate, the property is within easy reach of Harpenden Golf Club and other nearby leisure facilities.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOM**



**GARAGE**



**GARDEN**



**FREEHOLD**



**RESIDENTIAL**



**1,986 SQ FT**



**GUIDE PRICE  
£1,895,000**



### The property

Leverstock is an imposing and characterful residence, thought to have been built in the 1930s. This property provides an exciting opportunity for sympathetic refurbishment, offering scope to create a truly wonderful home for the modern family.

The house features a red brick façade with attractive mock Tudor timber detailing and decorative brickwork under a pitched clay tiled roof, complemented by traditional leaded windows. The traditional feel continues inside, with a spacious hallway, off which the main reception rooms are conveniently arranged. The sitting room is a wonderful space featuring exposed beams and a traditional brick fireplace fitted with a gas fire, perfect for cosy evenings at home. It flows through to a light-filled conservatory providing access to the garden, a delightful area for enjoying the leafy outlook. The kitchen/breakfast room is accessed via a cosy through-room with space for sitting and relaxing. It is fitted with shaker-style cabinetry and benefits from a range of integrated appliances, including a double oven and gas hob.

There is room for a table for family dining, with an outlook over the garden. The dining room provides a formal entertaining space and is equally characterful, with a dual aspect and exposed beams.

Upstairs, the principal bedroom benefits from built-in storage, and there are three further bedrooms, one of which is a generous double. All are served by a modern family shower room and a separate WC.



## Outside

The property is approached via a gravel driveway providing ample parking. It is bordered by mature hedging and shrubs and provides access to a detached garage with a concertina door. A side gate leads to the spacious rear garden, which is fully enclosed by mature hedging and fencing to give a wonderful leafy aspect and a strong sense of seclusion and privacy. The garden is laid to lawn and is dotted with a variety of specimen trees. A greenhouse sits to one side.

## Location

Positioned in a sought-after leafy setting just off the Rothamsted Estate, this home is situated on the south-western side of Harpenden. The property is quiet and well-screened, with a semi-rural feel despite being only a short distance from the town centre and its main amenities. Harpenden itself has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and independent shops.

The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.



## Distances

- Harpenden town centre 1.5 miles
- Harpenden Train station 1.5 miles
- Wheathampstead 3.6 miles
- Redbourn 2.4 miles
- St. Albans 4.6 miles
- Welwyn Garden City 8.5 miles

## Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station

## Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens

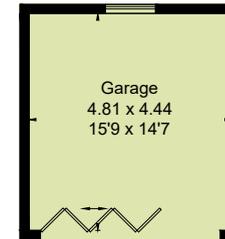
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

## Nearby Schools

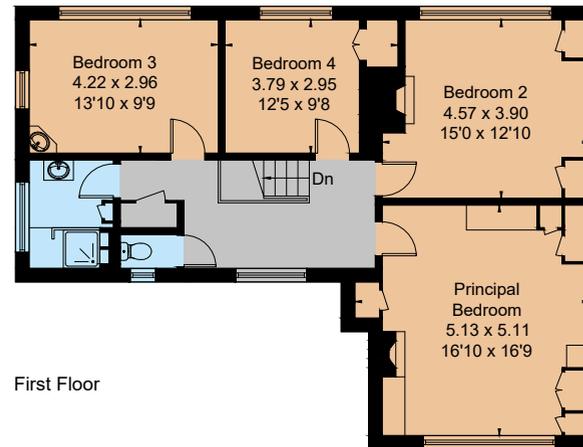
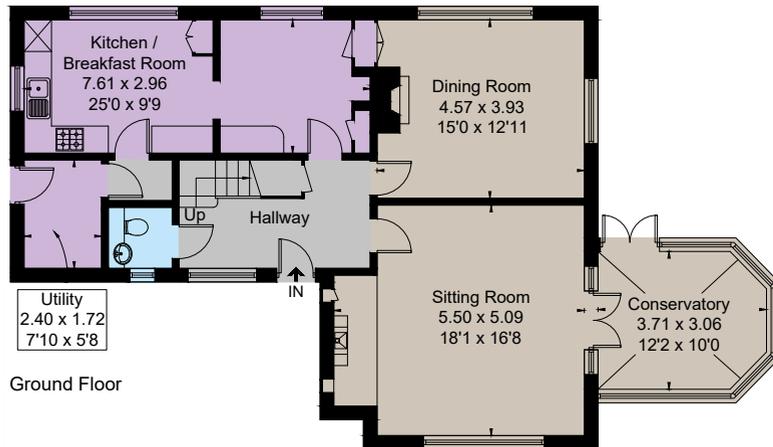
- St Nicholas C of E Primary School
- Harpenden Academy
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- Wood End School and Nursery
- St. George's School
- Sir John Lawes School
- Roundwood Park School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 184.5 sq m / 1986 sq ft  
 Garage = 21.4 sq m / 230 sq ft  
 Total = 205.9 sq m / 2216 sq ft



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103276

### Floorplans

Main House internal area 1,986 sq ft (184.5 sq m)  
 Garage/workshop internal area 230 sq ft (21.4 sq m)  
 For identification purposes only.

### Directions

AL5 2NB

what3words: ///sings.aside.buck

### General

Local Authority: St Albans City & District Council

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

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

Council Tax: Band H

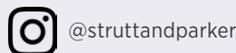
EPC Rating: F

## Harpenden

49 High Street, Harpenden, AL5 2SJ

**01582 764343**

harpenden@struttandparker.com  
 struttandparker.com



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