



75 Ox Lane
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A well-presented, semi-detached family home on a popular road close to good schools and Harpenden town centre

The stylish house has been updated in recent years with a bright and airy open plan living space and a stunning principal bedroom with far-reaching views over the garden and surrounding streets.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



OFF-STREET PARKING



GARDEN



FREEHOLD



RESIDENTIAL



1,984 SQ FT



**GUIDE PRICE
£1,100,000**



The property

The well-planned accommodation is ideally arranged for family life, with the main living space opened to create a spacious and airy living room and dining room with a wall of glazing to the rear overlooking the garden. Built-in cabinetry provides useful storage, while the bright, neutral decor provides a blank canvas for personalisation. Separately there is a striking kitchen with a built-in breakfast bar and attractive sage-painted wall and base units, complemented by integrated appliances. At the front of the house there is a study which could equally be used as a playroom or additional bedroom. A cloakroom with WC completes the ground floor.

Upstairs there are three good-size double bedrooms on the first floor which share a family bath and shower room. All the bedrooms are well presented and benefit from built-in wardrobes. On the second floor, the principal bedroom is set within the loft conversion with Velux windows and a vaulted ceiling. A wall of glazing overlooks the rear garden, while there is a wall of wardrobes with sliding doors in addition to eaves storage. The luxurious feel is increased with a freestanding bathtub tucked into a corner, while still enjoying views of the garden, a vanity unit and a separate enclosed WC.



Outside

A gated driveway to the front provides off-street parking for one car, enclosed by mature, manicured hedging. Further on-street parking is available on Ox Lane. The rear garden is an excellent size and is laid to lawn, with two areas separated by a wooden arch. A paved terrace adjoins the house providing space for alfresco dining. The garden is fully enclosed by wooden panel fencing and includes a few shrubs and a timber storage shed.

Location

Harpenden 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 numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans.

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 0.8 miles
- Wheathampstead 3 miles
- St. Albans 5.8 miles

Nearby Stations

- Harpenden Station
- Luton Parkway 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

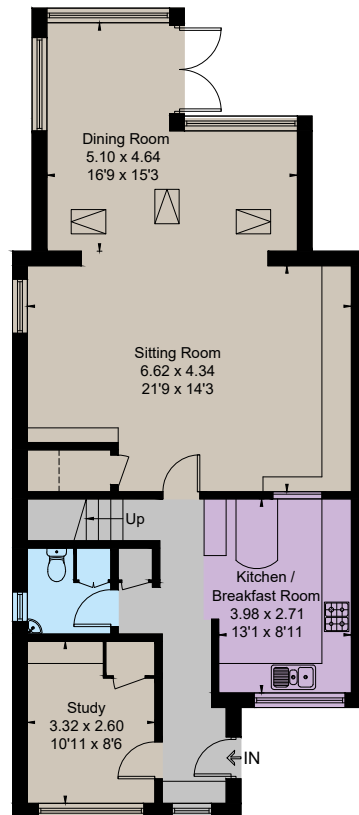
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

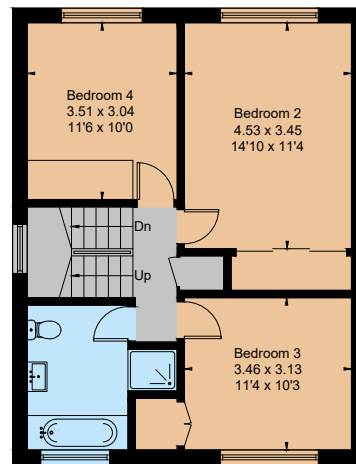
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 184.3 sq m / 1984 sq ft

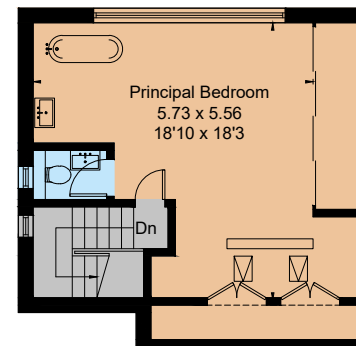


Ground Floor



First Floor

[] = Reduced head height below 1.5m



Second Floor



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 #101960

Floorplans

Main House internal area 1,984 sq ft (184.3 sq m)
For identification purposes only.

Directions

AL5 4PH

what3words: ///pest.battle.wins

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: All mains gas, electric, water and drainage supplied.

Council Tax: Band F

EPC Rating: C

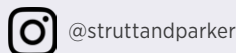
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Harpenden

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