



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Ox Lane, Harpenden, AL5 4PJ
Guide Price £1,375,000

An exceptional four-bedroom semi-detached residence, complemented by a beautifully presented one-bedroom annexe, offering in excess of 2,150 sq ft of highly versatile accommodation.

Combining elegant family living with outstanding flexibility, this unique property presents an excellent opportunity for independent multi-generational living, a private workspace, or luxurious guest accommodation via its fully self-contained annexe.

The principal residence has been thoughtfully designed for modern lifestyles. A spectacular open-plan kitchen, dining, and living space forms the heart of the home. Bathed in natural light, this sociable area features three sets of double doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

Additional reception rooms provide exceptional versatility as formal sitting rooms, a home office, or a playroom.

The first floor offers four generous double bedrooms, including a principal bedroom complete with a walk-in wardrobe. The bedrooms are balanced by two contemporary bathrooms and an additional shower room.

A ground-floor shower room, practical utility, and guest cloakroom ensure absolute convenience.

Outside, the beautifully maintained southeast-facing garden enjoys sunshine throughout the day, creating an idyllic setting for al fresco dining. Positioned in a premier location renowned for its exceptional educational credentials, the property sits within short walking distance of Harpenden's most prestigious, highly regarded schools and its vibrant, bustling town centre.

Lifestyle & Location

Harpenden offers an unparalleled lifestyle, celebrated for its vibrant town centre, premier amenities, and a deeply rooted sense of community.

A superb selection of independent boutiques, artisan cafés, fine restaurants, and traditional pubs sit alongside well-known high street brands.

For outdoor recreation, the town's expansive Common and beautiful surrounding countryside provide an abundance of green open spaces for leisure and family strolls.

For the commuter, Harpenden's mainline station provides fast, frequent services into London St Pancras International, offering the ultimate balance of sophisticated town living and countryside tranquillity.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C









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Total area: approx. 204.3 sq. metres (2199.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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