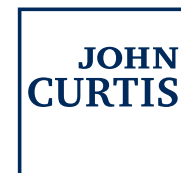




4 Park Avenue South, Harpenden, Hertfordshire AL5 2EA

**[www.johncurtis.co.uk](http://www.johncurtis.co.uk)**  
Valuers, Estate & Lettings Agents





## 4 Park Avenue South Harpenden, Hertfordshire

A beautifully appointed and spacious family home situated in one of Harpenden's finest residential roads occupying a superb and generous plot located within the heart of the 'Avenues'

The property is conveniently located, being within 0.2 miles from the town centre and offers excellent family accommodation which has been beautifully renovated by the present owners and enjoys a wealth of character features.

Harpenden benefits from a main line train service to St. Pancras and is well noted for its excellent choice of schools, sports and social facilities, various clubs and associations and a comprehensive range of restaurants and bars.

**Offers in excess of £2,999,995**



### **Entrance Porch**

Oak front door with leaded light windows to side, opening to:

### **Entrance Hall 13'9 x 13'0 (4.19m x 3.96m)**

Corniced ceiling. Oak picture rails. Fireplace with living flame coal effect fire. Oak staircase leading up to first floor landing. Understairs cupboard. Radiator with custom made oak cover. Double oak doors opening to:

### **Dining Room 18'0 x 16'0 (5.49m x 4.88m)**

Leaded light window to the front and leaded light bay window to side. Radiators. Corniced ceiling. Open tiled fireplace.

### **Living Room 25'7x 16'9 into recess (7.80m x 5.11m into recess)**

A delightful room with oak picture rails and radiators with custom made decorative oak covers. Leaded light windows to side and rear and leaded light french doors opening on to rear patio. Brick built inglenook fireplace with oak surround and tiled hearth. Plasma TV point.

### **Cloakroom**

Wall hung WC and wash basin unit. Radiator. Part tiled walls. Leaded light stained glass window to the front. Corniced ceiling. Downlighters.

### **Study 10'10 x 7'5 (3.30m x 2.26m)**

Leaded light window to front. Corniced ceiling. Custom built desk, cabinets and bookshelves with downlighters. Two independent phone lines with Broadband. Radiator.

### **Games Room 19'5 x 15'7 (5.92m x 4.75m)**

Leaded light window to front. Corniced ceiling. Dado rail. Amtico flooring. Double oak doors to Family Room. Broadband connection.

### **Kitchen/Breakfast Room 23'3 x 16'8 (7.09m x 5.08m)**

Excellent range of base and wall mounted oak fitted units incorporating granite work surfaces. Wall units incorporate display ends, pelmets and under cabinet lighting. Double bowl sink with hot and cold mixer taps and cupboards under. Prep bowl with mixer taps. Integrated fridge freezer. Further fridge. Dishwasher and microwave. Range style cooker set into recess with extractor hood above. Complementary tiling. Amtico flooring. Leaded light window overlooking rear garden with lantern over kitchen area. Radiators. Exposed brick chimney breast with open fire. Large area for table and chairs. Plasma TV point. Door into:

### **Family Room 17'0 x 13'4 (5.18m x 4.06m)**

Leaded light french doors and windows to rear. Corniced ceiling. Plasma TV point. Radiator. TV point. Door into:

### **Side Lobby**

Tiled flooring. Large coats cupboard and alarm control pad. Door into garage. Radiator. Door to side garden. Door to:

### **Utility Room 11'8 x 6'0 (3.56m x 1.83m)**

Tiled flooring. Single drainer sink with hot and cold mixer taps and cupboards under. Plumbing and space for washing machine and tumble dryer. Work surfaces. Large airing cupboard housing lagged cylinder with shelving. Door and window to rear. Radiator.

### **Second Cloakroom**

Wall hung WC and wall hung wash basin unit. Tiled flooring. Frosted window to side.

## **FIRST FLOOR**

### **Landing**

Leaded light window to front. Corniced ceiling. Radiators. Second airing cupboard housing hot water cylinder, with hanging space and shelving. Access to boarded and insulated loft space with light, via pull down ladder. Door to:

### **Master Bedroom 17'0 x 13'0 (5.18m x 3.96m)**

Leaded light window to rear. Radiator. Oak picture rail. Radiators. Fitted cabinets. TV point. Large opening to:

### **Dressing Area 10'8 to face of wardrobes x 10'0 (3.25m to face of wardrobes x 3.05m)**

Range of floor to ceiling fitted wardrobes with matching dressing table cabinets to side. Leaded light window overlooking rear garden. Door to:

### **En Suite Shower Room**

Double wash basin unit and wall hung WC. Fully tiled walls. Walk in shower enclosure with power shower. Leaded light window to side. Heated chrome towel rail. Underfloor heating.

### **Bedroom Two 12'11 x 12'0 into recess (3.94m x 3.66m into recess)**

Oak picture rail. Leaded light windows to front and side. Radiator. Fitted wardrobe with mirrored doors and display ends. Door to:

### **Bathroom**

White tiled panelled bath with hot and cold chrome brass taps and shower attachment. Wash basin with pedestal. Low level WC. Separate shower enclosure with power shower. Part tiled walls. Radiator. Leaded light window to the front.

### **Bedroom Three 13'5 x 10'11 (4.09m x 3.33m)**

Leaded light windows to front. Radiator. Fitted wardrobes and dressing table. Door into:

### **En Suite Shower Room**

Shower enclosure with power shower. Wash basin with pedestal. Low level WC. Radiator. Leaded light window to front.

### **Bedroom Four 12'6 x 10'5 (3.81m x 3.18m)**

Leaded light window overlooking rear. Radiator. Fitted wardrobes with matching dressing table and cabinets. Door into:

### **En Suite Shower Room**

Separate shower enclosure with power shower. Wash basin. Low level WC. Radiator. Circular leaded light window to the rear.

### **Bedroom Five 11'11 x 9'11 (3.63m x 3.02m)**

Leaded light window to the front. Radiator. Oak dado rail. Door into large walk in wardrobe with shelving and hanging space.

### **Bedroom Six 12'2 x 10'5 (3.71m x 3.18m)**

Leaded light window to rear. Radiator. Oak dado rail. Door into large walk in wardrobe with shelving and hanging space.

### **Shower Room**

(Serving Bedrooms 5 and 6). Shower enclosure with power shower. Wash basin with pedestal. Low level WC. Leaded light windows. Part tiled walls. Radiator.

### **Eaves Storage**

Substantial eaves storage space, with light.

## **OUTSIDE**

### **Large Storage Room**

Base and wall mounted cupboards. Work surfaces and free standing central heating boiler. Light and power.

### **Garage 17'9 x 9'6 (5.41m x 2.90m)**

Up and over door. Housing for gas and electric meters. Leaded light window to side. Light and power

### **Front Garden**

Shingle drive providing off street parking for several cars. Lawn area. Access down the side of the property to rear garden. Access to garage.

### **Rear Garden**

A magnificent plot, completely private and secluded, with a large patio area to the rear of the property. Large lawn area with an abundance of flower beds, and mature shrubs and trees.



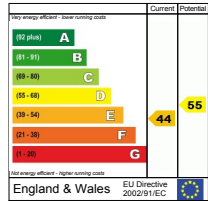
### Energy Performance Certificate

4, Park Avenue South  
HARPENDEN  
AL5 2EA

Dwelling type: Detached house  
Date of assessment: 25 May 2011  
Date of certificate: 26 May 2011  
Reference number: 8279-6725-6300-4335-9926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 361 m<sup>2</sup>



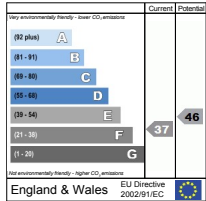
#### Energy Efficiency Rating



England & Wales  
EU Directive  
2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales  
EU Directive  
2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	298 kWh/m <sup>2</sup> per year	240 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	21 tonnes per year	17 tonnes per year
Lighting	£201 per year	£101 per year
Heating	£3,311 per year	£2,745 per year
Hot water	£167 per year	£128 per year

#### You could save up to £702 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

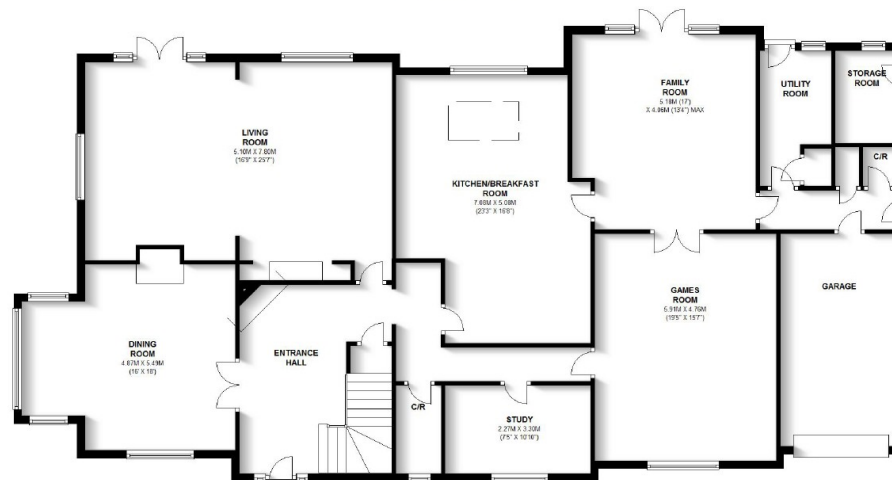


Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

#### GROUND FLOOR

APPROX. 221.1 SQ. METRES (247.3 SQ. FEET)



#### FIRST FLOOR

APPROX. 156.8 SQ. METRES (169.5 SQ. FEET)



TOTAL AREA: APPROX. 388.7 SQ. METRES (4182.4 SQ. FEET)  
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis  
Call us on 01582 764471 for free valuations and advice  
Visit us at 36 High Street, Harpenden, Herts AL5 2SX  
Email enquiries@johncurtis.co.uk