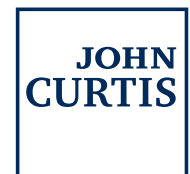




3 Lyndhurst Drive, Harpenden, Hertfordshire AL5 5QL

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Valuers, Estate & Lettings Agents



3 Lyndhurst Drive Harpenden, Hertfordshire

An extremely attractive 1920s Jarvis House with part brick, part timber and rendered elevations under a pitched tiled roof. This charming house has retained some delightful period detailing and has been sympathetically extended in the past. There is excellent scope for further extension subject to the necessary consents.

The property enjoys an impressive frontage extending to around 90' and has a delightful and mature private rear garden. Lyndhurst Drive is an extremely convenient and much favoured position within a short walk of the High Street, station and outstanding schools.

Harpenden is well noted for its excellent choice of schools for all age groups. Social requirements are well catered for, including several challenging golf courses, a sports centre, swimming pool, various clubs and associations and a comprehensive range of restaurants and bars. Harpenden benefits from a fast electrified train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

Price guide £1,350,000



Oak front door to:

Entrance Hall

Oak flooring. Staircase with Oak balustrade and under stairs storage cupboards. Double panel radiator. Secondary glazed leaded light window to side. Large opening to:

Reception Hall 12'7 x 10'9 max (3.84m x 3.28m max)

Oak flooring. Secondary glazed leaded light windows to front and side. Double panel radiator. Plate rack. Feature fireplace with Oak mantle and brick hearth. Door to dining room and door to:

Living Room 18'6 x 16' (5.64m x 4.88m)

Exposed ceiling and wall beams. Inglenook style fireplace with large quarry tiled hearth and oak mantle. Plate rack. Leaded light box bay window to front. Secondary glazed leaded light windows to side and rear and secondary glazed leaded light French doors to garden. 2 radiators.

Dining Room 18'9 max x 16'1 max narrowing to 12'5 (5.72m max x 4.90m max narrowing to 3.78m)

Excellent range of built in cupboards. Feature fireplace with raised brick hearth. Secondary glazed leaded light windows to front, side and rear. Radiators. Quarry tiled floor. Door to Entrance Hall and door To:

Kitchen 9'10 x 8' (3.00m x 2.44m)

Range of base and wall mounted units with work surface area and inset stainless steel sink unit with swivel mixer tap. Integrated appliances include, Neff electric oven, separate Neff four ring gas hob with hood over, Neff dishwasher and integrated fridge/freezer. Part tiled walls. Secondary glazed leaded light window to rear. Double panel radiator. Quarry tiled floor. Multi paned door to garden

FIRST FLOOR

Landing

Hatch access to loft space with pull down ladder. Picture rail. Airing cupboard with lagged hot water cylinder.

Bedroom One 19' x 12'4 (5.79m x 3.76m)

Picture rail. Leaded light windows to front and rear. 2 radiators. Built in cupboard. Feature fireplace. Archway to:

Dressing Area

Built in cupboards. Double panel radiator. Secondary glazed leaded light rear aspect window to rear. Door to:

En Suite Bathroom

Panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Close coupled W.C. Part tiled walls. Double panel radiator. Secondary glazed part frosted leaded light window to front.

Bedroom Two 16'2 x 12'7 (4.93m x 3.84m)

Secondary glazed leaded light windows to front and rear. Double panel radiator. Excellent range of fitted cupboards. With matching dressing table. Vanity unit with hand basin. Picture Rail.

Bedroom Three 10'8 x 7'4 (3.25m x 2.24m)

Picture rail. Feature fireplace. Radiator. Leaded light windows to front and side. Vanity unit with hand basin. Built in wardrobe cupboard.

Bedroom Four 11' x 6'1 (3.35m x 1.85m)

Picture rail. Leaded light rear aspect box bay window to rear. Radiator.

Shower Room

Large walk in shower area with Aqualisa shower. Pedestal wash hand basin. Radiator. Secondary glazed part frosted leaded light window to front. Fully tiled walls. Ceramic tiled floor.

Separate W.C.

Close coupled dual flush W.C. Part frosted leaded light side aspect window.

OUTSIDE

Front Garden

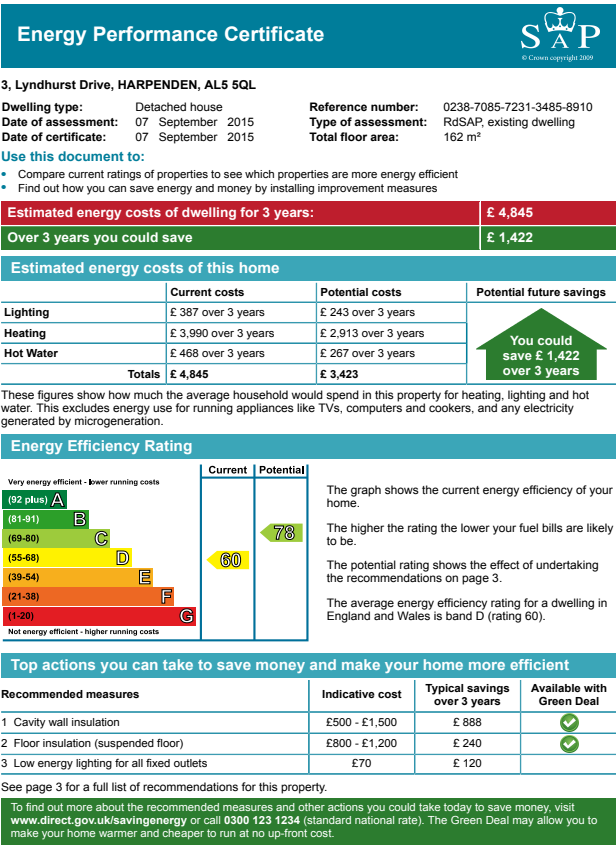
An attractive and generous frontage extending to approximately 90' with well established flower and shrub beds and borders interspersed with lawn areas and studded with mature trees. There is a crazy paved path to front door and a crazy paved driveway providing off street parking and giving access to the garage.

Garage 16' x 9'3 (4.88m x 2.82m)

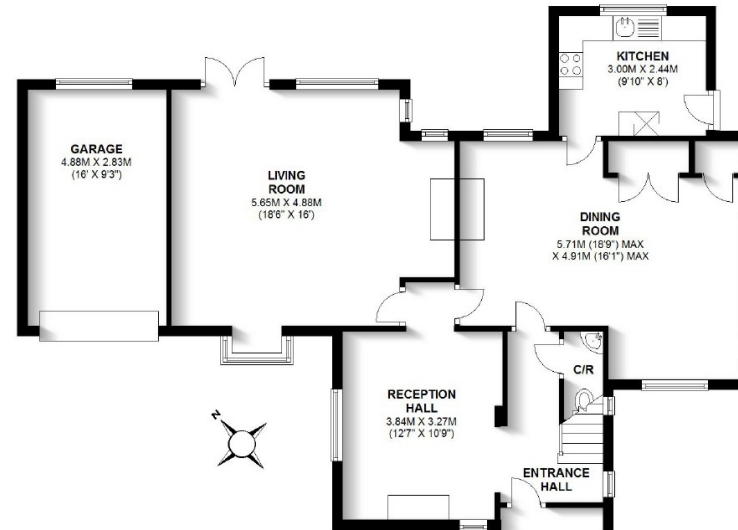
Double doors to front. Leaded light rear aspect window. Power and light.

Rear Garden

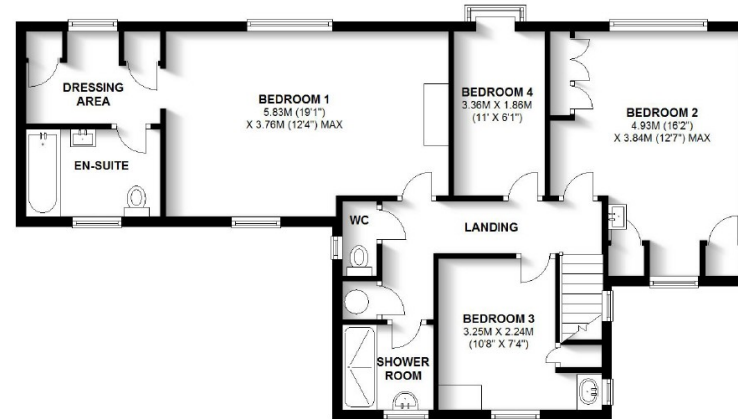
A delightful private garden. Immediately adjacent to the rear of the house is a crazy paved patio with path leading down to a sunken garden with ornamental pond. The remainder is principally laid to lawn with well established flower and shrub beds and studded with mature trees. Secure fencing and mature hedging define the boundaries and afford a great deal of privacy. There is access to the front of the house via both sides.



GROUND FLOOR
APPROX. 94.5 SQ. METRES (1016.9 SQ. FEET)



FIRST FLOOR
APPROX. 79.3 SQ. METRES (853.6 SQ. FEET)



TOTAL AREA: APPROX. 173.8 SQ. METRES (1870.5 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
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