

42 Lyndhurst Drive, Harpenden, Hertfordshire AL5 5RJ

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# 42 Lyndhurst Drive Harpenden, Hertfordshire

A spacious semi detached family home set within a quite residential area conveniently located for access to the Station, High Street and Schools.

This superb property has excellent scope for extension subject to the necessary consents and benefits from a delightful private rear garden. The ground floor has three reception rooms, a generous kitchen and W.C., upstairs there are three bedrooms and a family bathroom.

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









## Price guide £650,000







Multi pane front door to:

#### **Entrance Hall**

Staircase to first floor with ornate balustrade. Double glazed front aspect window. Coved ceiling. Radiator. Multi pane door to:

#### Living Room 13'7 x 12' (4.14m x 3.66m)

Coved ceiling. Fireplace with wood surround. Radiator. Double glazed window to rear. Glazed door to:

#### Dining Room 10'7 x 10'6 (3.23m x 3.20m)

Coved ceiling. Radiator. Double glazed rear aspect window. Multi pane door to:

### Kitchen 11'8 x 10' (3.56m x 3.05m)

Excellent range of base and wall mounted units with extensive work surface area and inset 1<sup>1</sup>/<sub>2</sub> bowl sink unit with swivel mixer tap. Integrated appliances include Neff double oven with separate four ring has hob over. Space and plumbing for both washing machine and dishwasher. Wall mounted gas boiler providing domestic hot water and gas fired central heating. Space for fridge/freezer. Part tiled walls. Double glazed window to front. Wood effect flooring. Door to:

#### Family Room 16'8 max x 9'4 max (5.08m max x 2.84m max)

Coved ceiling. Ceiling recessed downlighters. Radiator. Stable door to front. Double glazed French Doors with full height side lights to rear garden. Door to front. Door to:

#### Cloakroom

Close coupled W.C. Pedestal wash hand basin with tiled splash back. Double glazed frosted window to front. Radiator. Wood effect flooring.

# FIRST FLOOR

#### Landing

Double glazed front aspect window. Coved ceiling. Hatch access to loft space. Radiator. Airing cupboard with lagged hot water cylinder and shelved storage.

#### Bedroom One 13'7 x 12' (4.14m x 3.66m)

Coved ceiling. Built in cupboard. Additional fitted wardrobes. Radiator. Double glazed rear aspect window

#### Bedroom Two 10'7 x 10'5 (3.23m x 3.18m)

Coved ceiling. Radiator. Double glazed rear aspect window. Large built in cupboard.

#### Bedroom Three 11' max x 7' (3.35m max x 2.13m)

Double glazed front aspect window. Radiator. Built in cupboard.

### **Bathroom**

Panel enclose bath with shower over. Pedestal wash hand basin. Close coupled W.C. Radiator. Double glazed frosted window to side. Fully tiled walls.

## **OUTSIDE**

### **Front Garden**

Lawn area. Well established flower and shrub beds and borders, studded with mature trees. Block paved driveway providing off street parking.

### **Rear Garden**

Immediately adjacent to the rear of the house is an extensive paved patio area with steps up to further paved terraces beside which lies an area of lawn with small ornamental pond. Well stocked flower and shrub beds and studded with mature trees. At the rear there is a timber garden shed.



#### **Energy Performance Certificate**



#### 42, Lyndhurst Drive, HARPENDEN, AL5 5RJ

Dwelling type:	Ser	Semi-detached house		
Date of assessment:	08	September	201	
Date of certificate:	08	September	201	
Use this document	to:			

8155-7121-2880-6438-1902 Reference number: RdSAP. existing dwelling Type of assessment:

Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement r

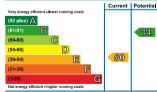
Estimated energy costs of dwelling for 3 years:			£ 4,443	
Over 3 years you could save			£ 2,280	
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 282 over 3 years	£ 192 over 3 years		
Heating	£ 3,462 over 3 years	£ 1,737 over 3 years	You could	
Hot Water	£ 699 over 3 years	£ 234 over 3 years	save £ 2,280	
Totals	£ 4,443	£ 2,163	over 3 years	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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#### **Energy Efficiency Rating**

Reco



The graph shows the current energy efficiency of y home The higher the rating the lower your fuel bills are like

to be

The potential rating shows the effect of undertaking the recommendations on page 3

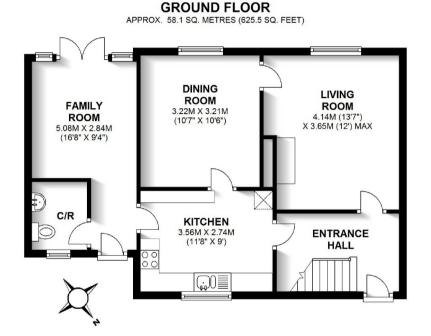
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60)

p actions you can take to save money and make your home more efficient					
ommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal		

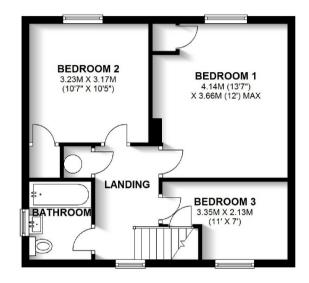
		over e yeare	Green Bear
Increase loft insulation to 270 mm	£100 - £350	£ 126	Ø
2 Cavity wall insulation	£500 - £1,500	£ 699	0
Internal or external wall insulation	£4,000 - £14,000	£ 141	$\bigcirc$

See page 3 for a full list of recommendations for this property

sures and other actions you could take today to sav rgy or call 0300 123 1234 (standard national rate). The Green Deal may allow you t



FIRST FLOOR APPROX. 44.3 SQ. METRES (477.3 SQ. FEET)



#### TOTAL AREA: APPROX. 102.5 SQ. METRES (1102.8 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 traveling 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