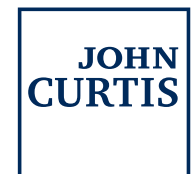




42 Lyndhurst Drive, Harpenden, Hertfordshire AL5 5RJ

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Valuers, Estate & Lettings Agents





## 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 minutes), 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 1½ bowl sink unit with swivel mixer tap. Integrated appliances include Neff double oven with separate four ring 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.

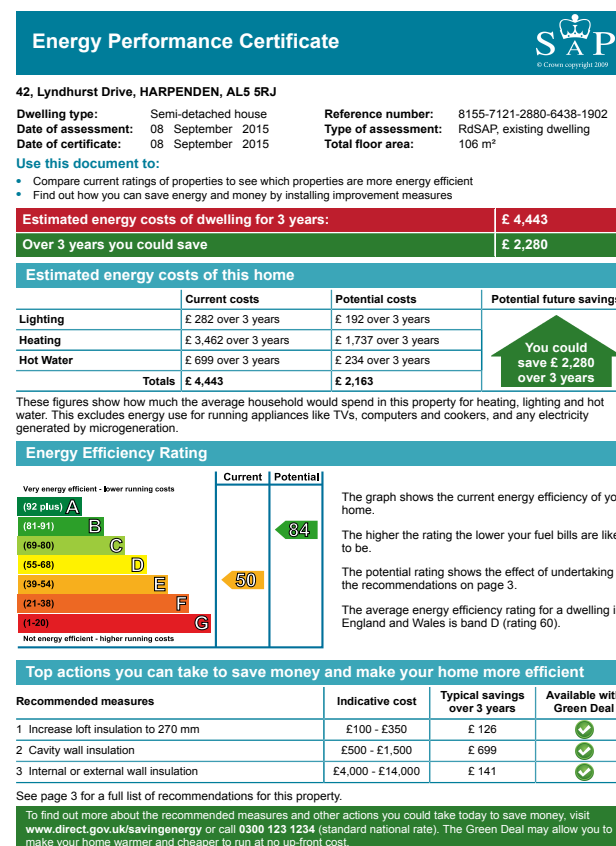
## OUTSIDE

### Front Garden

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

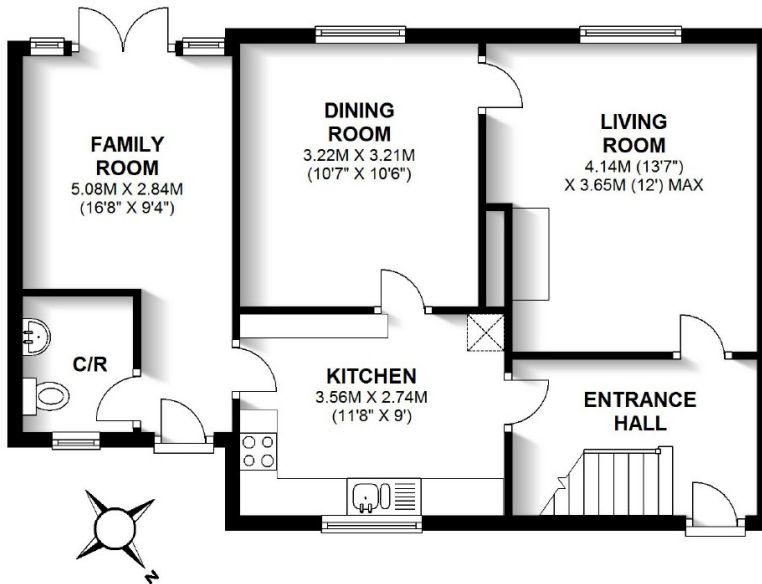
### Rear Garden

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.



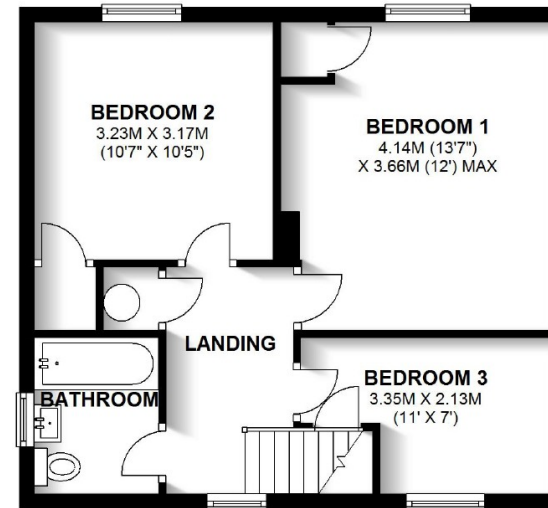
## GROUND FLOOR

APPROX. 58.1 SQ. METRES (625.5 SQ. FEET)



## 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 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](mailto:enquiries@johncurtis.co.uk)