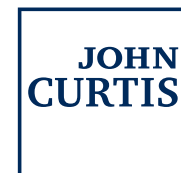




9 Tylers, Harpenden, Herts AL5 5RT

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents



9 Tylers Harpenden, Herts

A well presented three bedroom home located within a popular cul-de sac close to excellent schools, centre and station.

For comfort and economy both gas fired central heating and double glazing are featured throughout and for convenience there is off street parking. More detailed notes are to be found as set out below and should be read in conjunction with the floorplan on the last page.

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.

Asking price £499,995



Entrance via front door

Entrance Hall

Doors to cloakroom, family room and living room.

Cloakroom

Low level WC. Wall mounted wash hand basin with tiled splashback. Obscured double glazed window to side elevation and single panel radiator.

Playroom 12'3 x 7' (3.73m x 2.13m)

Double glazed window to front elevation. Wall mounted Glow Worm boiler and door into walk in cupboard ideal for storage with wall mounted fuse board. Electric and gas meter.

Lounge/Diner 25'2 x 9'11 (7.67m x 3.02m)

Two double panel radiators. Double glazed window to front elevation. Double glazed sliding patio doors to rear elevation stepping onto patio area. Stairs to first floor. Storage cupboard and door to:

Kitchen 9'10 x 6'7 (3.00m x 2.01m)

Double glazed window to rear elevation. Fitted kitchen with range of base and wall units. Space for cooker with an overhead built in extractor fan. Space and plumbing for washing machine and dishwasher. Part tiled walls. Roll top worksurface with integral sink.

Stairs leading up to the:

FIRST FLOOR

Landing

Hatch to loft. Doors to:

Bedroom One 15'11 x 8'9 (4.85m x 2.67m)

Two double glazed windows to front elevation. Single panel radiator. Two built in wardrobes.

Bedroom Two 9'10 x 9'7 (3.00m x 2.92m)

Single panel radiator. Double glazed window to rear elevation.

Bedroom Three 10'6 x 8'1 (3.20m x 2.46m)

Full length double glazed window to rear elevation. Single panel radiator.

Bathroom

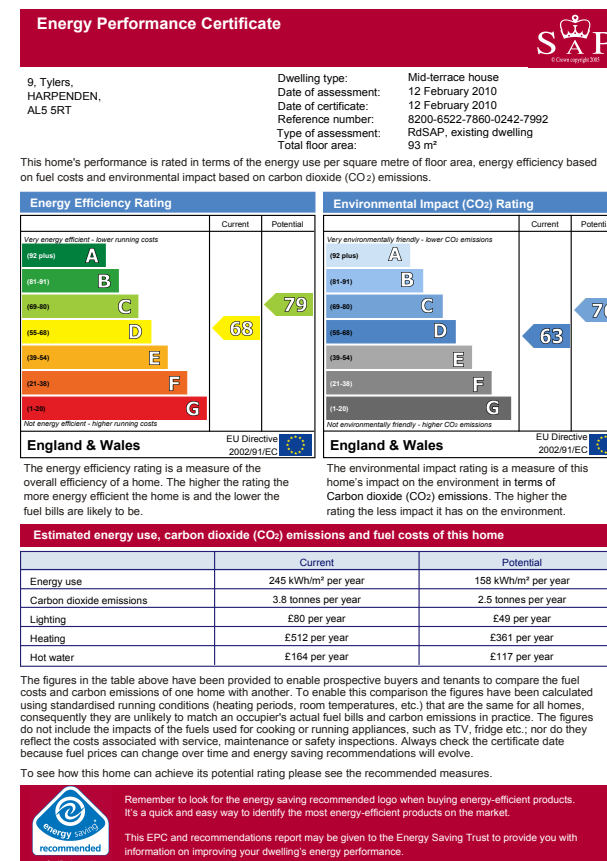
Bath with overhead shower. Tiled walls. Pedestal mounted wash hand basin. Low level WC. Ceiling mounted extractor fan. Single panel radiator.

Front Garden

Off street parking.

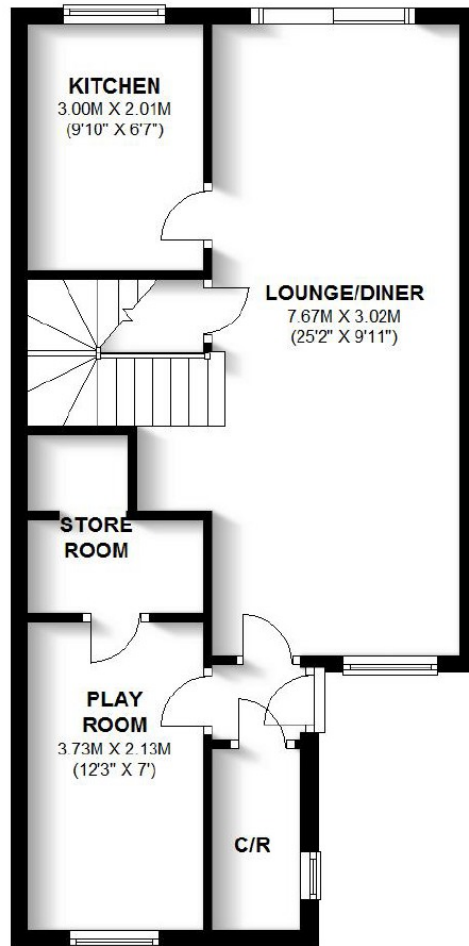
Rear Garden

Immediately adjacent to the house is a patio area. Garden is mainly enclosed by wood panel fencing. Off the patio is steps leading up to a lawned area. Garden is mainly laid to lawn with a shrub border. At the rear of the garden has further steps leading up to a hard standing area with shed and gate leading out to a rear passageway which gives you access to the front of the property.



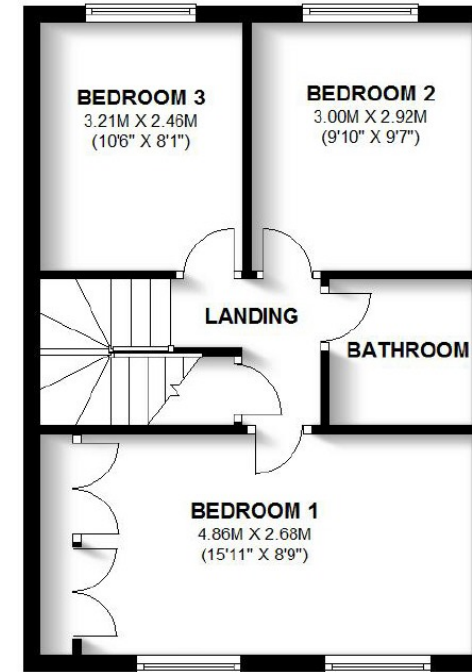
GROUND FLOOR

APPROX. 51.0 SQ. METRES (548.6 SQ. FEET)



FIRST FLOOR

APPROX. 41.0 SQ. METRES (440.9 SQ. FEET)



TOTAL AREA: APPROX. 91.9 SQ. METRES (989.4 SQ. FEET)

For Identification purposes, not to scale.

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
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