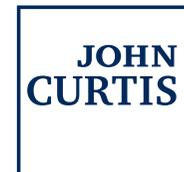




2 Barnfield Court, Harpenden, Herts AL5 5TL

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



2 Barnfield Court Harpenden, Herts

A stunning and versatile detached family home, in a peaceful location, close to the station and schools.

Features worthy of particular note are a vaulted dining room, a spacious double height entrance hall and impressive gallery landing. The property also has the advantage of underfloor heating to the ground floor, together with Smart (Cat5e) wiring throughout. In order to fully appreciate the proportions and quality of accommodation, viewing is simply imperative. For comfort and economy, gas fired heating and double glazing are featured throughout and for convenience, there is a large carriage driveway and garage. To the rear is a landscaped plot together with an old air raid shelter, sunken below the garden.

Harpenden is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for and the town has a comprehensive range of restaurants and bars. Harpenden benefits from a fast train service to St. Pancras Int., the City, Gatwick and Brighton.

Price guide £1,495,000



Entrance Hall

An impressive double height entrance hall with oak entrance door to front and full height side light frosted windows. Travertine tiled flooring. Two sets of double built in coats cupboards. Understairs storage cupboard which is also home to the patch panel and smart wiring for the house. Further doors leading to:

Cloakroom

Close coupled WC together with pedestal wash hand basin and ceramic tiled splashbacks. Electric shaver socket. Travertine flooring. Extractor vent. Recessed downlighters. There is plumbing allowing for the addition of a shower cubicle.

Living Room 19'8 x 17'5 (5.99m x 5.31m)

Large full height window together with further windows to side. Beautiful inglenook brick built fireplace incorporating solid fuel burning stove and solid oak mantel over with ceramic tiled hearth. TV and telephone points. Coving.

Study/Bedroom 5 12'8 11'1 (3.86m 3.38m)

Windows to both front and side. TV, telephone and broadband points. Coving.

Kitchen/Breakfast Room 16'3 x 12'0 (4.95m x 3.66m)

Units comprising one and a half bowl stainless steel sink unit with mixer tap over and storage cupboard below. Further comprehensive range of both wall and floor units. Granite work surfaces with matching upstands. Stainless steel Britannia range cooker with six burner gas hob as well as oven and grill below. Frosted glass splashback and matching stainless steel extractor hood over. Fully integrated Neff dishwasher together with fully integrated Bosch fridge and freezer. Breakfast bar area and ample space for stools below. Travertine tiled flooring. Recessed downlighters. Two windows to rear. Opening into:

Dining/Family Room 19'10 x 16'8 (6.05m x 5.08m)

This spectacular vaulted room also has a gallery to the first floor landing and is just the most glorious space for the growing family. There are fully sliding casement doors opening to the rear terrace with a large Cathedral picture window over, roof lights and two additional windows to side. Travertine flooring. TV and telephone points. Wall light points. Ample space for large table and chairs. This room can also be accessed via double timber doors from the living room.

Utility Room

Single drainer stainless steel sink unit with mixer tap over and storage cupboard below. Further comprehensive range of wall and floor units. Granite worksurfaces with granite upstands. Wall mounted programmer for central heating and hot water systems. Further appliance space together with cupboards. Travertine flooring. Double glazed door to rear garden together with window to rear.

Annexe/Bedroom Four 16' x 12' (4.88m x 3.66m)

Double glazed french doors to rear together with matching full height side light windows. TV and telephone points. Coving. Wall light points and further door to:

En-suite Bathroom

Large bathroom comprising panel bath with mixer tap over together with separate step in wet room shower area with thermostatic shower on a fixed head. His and hers semi-pedestal wash hand basin and close coupled WC. Recessed downlighters. Extractor vent. Travertine flooring. Wall mounted heated tubular chrome towel rail. Electric shaver socket. Frosted window to side.

FIRST FLOOR

Landing

Approached via staircase from the entrance hall. This is a delightful galleried landing overlooking both the entrance hall and the dining/family room and features five Velux roof light windows flooding this place with light. Recessed wardrobe cupboard together with oversized airing cupboard housing the Megaflow pressurised hot water cylinder, water softener and shelving above. Further doors to:

Bedroom One 15'9 x 13'9 (4.80m x 4.19m)

Window to front. Cupboard accessing the eaves storage space. TV and telephone points. Radiator.

Bedroom Two 14'10 x 13'9 (4.52m x 4.19m)

Window to front. Cupboard offering access to eaves storage. Radiator.

Bedroom Three 19'9 x 14'10 (6.02m x 4.52m)

Window to rear. Cupboard offering access to eaves storage. Radiator.

Family Bathroom

Panel bath with mixer tap over. Separate step in shower cubicle with Thermostatic shower on a riser head. Pedestal wash hand basin and close coupled WC. Half height ceramic tiling. Electric shaver socket. Ceramic tiled flooring. Extractor vent. Recessed downlighters. Wall mounted heated tubular chrome towel rail. Frosted window to rear.

EXTERIOR

Front Garden

Carriage driveway providing off street parking for several vehicles. There is also a well stocked large array of flower and shrub borders together with some laurel hedging to the front. Outside power, tap and lighting.

Garage

With remote control up and over door fibreglass composite door. Light and power. Personal door opening into the entrance hall.

Rear Garden

Two large paved sun terraces immediately adjacent to the property with a central lawn area flanked by mature flower and shrub borders and at the rear of the garden there is a further very large raised sun terrace with brick retaining wall around in addition there is a pergola leading to the vegetable garden with raised beds and borders. Timber garden shed. Security lighting. Outside tap. Gated side access.



Energy Performance Certificate



2, Barnfield Court, HARPENDEEN, AL5 5TL

Dwelling type: Detached house
Date of assessment: 18 March 2016
Date of certificate: 19 March 2016

Reference number: 0748-2838-7372-9496-8105
Type of assessment: RdSAP, existing dwelling
Total floor area: 274 m²

Use this document to:

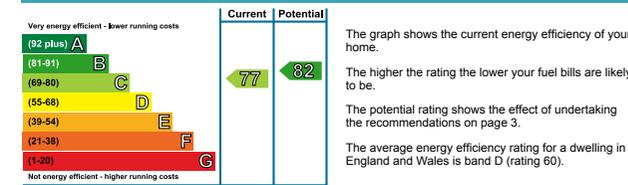
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,269
Over 3 years you could save	£ 144

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 339 over 3 years	
Heating	£ 3,330 over 3 years	£ 3,360 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 4,269	£ 4,125	

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.

Energy Efficiency Rating

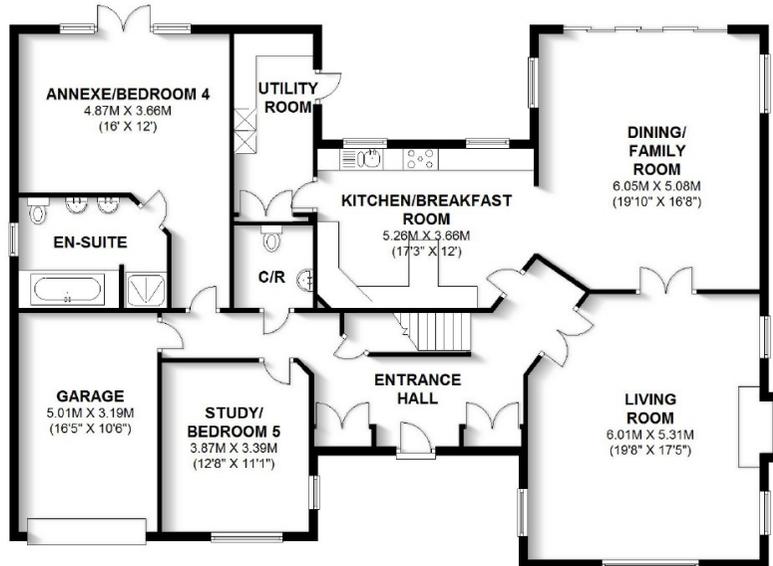


Top actions you can take to save money and make your home more efficient

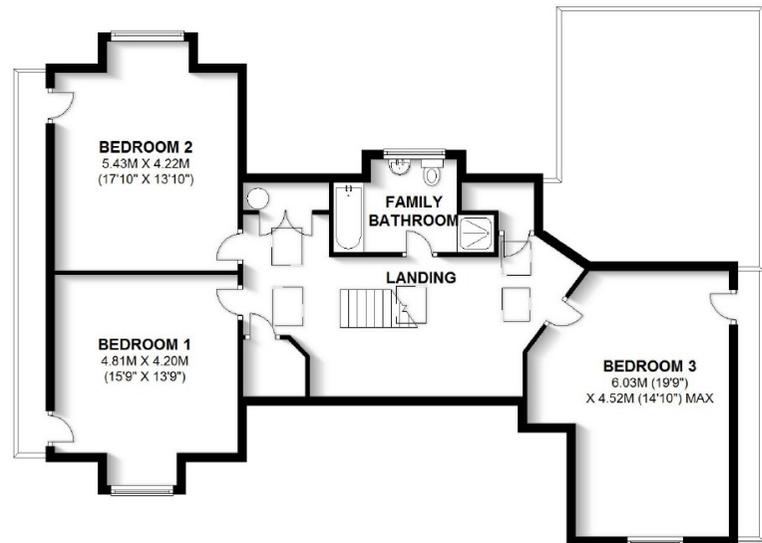
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£85	£ 144	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 843	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

GROUND FLOOR
APPROX. 174.0 SQ. METRES (1872.8 SQ. FEET)



FIRST FLOOR
APPROX. 101.0 SQ. METRES (1087.6 SQ. FEET)



TOTAL AREA: APPROX. 275.0 SQ. METRES (2960.4 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
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