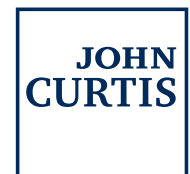




8 Rothamsted Avenue, Harpenden, Hertfordshire AL5 2DB

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Valuers, Estate & Lettings Agents





## 8 Rothamsted Avenue Harpenden, Hertfordshire

An extremely handsome Edwardian family home with generously proportioned accommodation arranged over three floors. To its great benefit this fine house has retained much of the original period detailing but could now benefit from updating. N.B. it is a condition of the sale that some alterations are carried out to the property please ask for further details.

At the rear of the house there is a garden with lawn and studded with mature trees. There is also a delightful front garden with driveway providing off street parking.

Harpenden is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including several golf courses, 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, the City, Gatwick Airport and beyond to Brighton.

**Price guide £1,750,000**



### **Storm Porch**

Stained glass leaded light front door to:

### **Reception Hall**

An impressive turning staircase to first floor. Herringbone parquet flooring. Radiator. Understairs storage cupboard. Frosted leaded light window to front. Picture rail.

### **Cloakroom**

High level cistern WC. Wall hung hand basin. Leaded light window to front. Original decoratively tiled floor.

### **Living Room 21'8 into bay x 16'5 (6.60m into bay x 5.00m)**

A light and spacious dual aspect room with leaded light windows to the side and a leaded light bay window to the front. Picture rail. Wood flooring. Feature open fireplace with Adam style surround.

### **Dining Room 16'0 x 15'10 max into bay (4.88m x 4.83m max into bay)**

Another impressive reception room. Decorative ceiling cornice. Picture rail. Feature tiled fireplace with wood surround. Leaded light bay windows to side.

### **Play Room 12'9 x 11'6 max (3.89m x 3.51m max)**

Leaded light bay window to front. Additional leaded light windows to front and rear. Fireplace with tiled surround.

### **Breakfast Room 12'1 x 12'0 (3.68m x 3.66m)**

Picture rail. Floor mounted Ideal Mexico boiler. Original built in cupboards. Radiator. Plumbing for washing machine. Leaded light windows to rear garden.

### **Kitchen 11'8 x 7'4 (3.56m x 2.24m)**

Leaded light rear aspect windows. Range of base and wall mounted units. Part tiled walls. Ceramic butler sink. Quarry tiled floor. Gas cooker point. Door to rear garden. Door to:

### **Pantry**

Tiled walls. Fitted shelves. Quarry tiled floor. Leaded light window to side.

## **FIRST FLOOR**

### **Landing**

Radiator. Leaded light front aspect window. Built in airing cupboard, housing lagged hot water cylinder and linen storage. Staircase to Second Floor.

### **Bedroom One 16'7 x 16'4 (5.05m x 4.98m)**

Decorative ceiling cornice. Picture rail. Feature cast iron fireplace. Leaded light windows to front. Radiator. Fitted wardrobes.

### **Bedroom Two 16'0 x 14'0 (4.88m x 4.27m)**

Decorative ceiling cornice. Painted cast iron fireplace surround. Pedestal wash hand basin with mirror and splashback.

### **Bedroom Three 12'1 x 12'0 (3.68m x 3.66m)**

Picture rail. Feature fireplace with original tiling. Pedestal wash hand basin. Leaded light window. Fitted wardrobes.

### **Bedroom Four 12'0 x 12'0 (3.66m x 3.66m)**

Decorative ceiling cornice. Picture rail. Leaded light corner window. Pedestal wash hand basin. Feature fireplace. Built in cupboards.

### **Bathroom**

Panel enclosed bath, pedestal wash hand basin. Part tiled walls. Chrome heated towel rail. Leaded light window to front.

### **Separate WC**

Close coupled WC. Leaded light side aspect window.

## **SECOND FLOOR**

### **Landing**

Ornate balustrade. Built in cupboard.

### **Bedroom Five 21'4 x 12'7 max (6.50m x 3.84m max)**

L shaped and part restricted headroom. Feature cast iron fireplace. Large storage cupboard housing water tanks and additional access to eaves storage.

### **Bedroom Six 15'7 x 10'4 (4.75m x 3.15m)**

Side aspect leaded light window. Built in cupboard. Feature fireplace with tiled hearth.

## **OUTSIDE**

### **Gardens**

The gardens are delightful and mature, with hedging to front and well stocked flower and shrub beds. To the rear is a garden with lawn, established kitchen garden and studded with mature trees.

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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