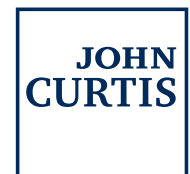




18 Burnsall Place, Harpenden, Hertfordshire AL5 1RS

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Valuers, Estate & Lettings Agents



18 Burnsall Place Harpenden, Hertfordshire

A modern two bedroom semi detached house with a private garden, parking and a garage, located in a quiet cul-de-sac close to Grove School. There is excellent scope to extend (STPP).

Burnsall Place is located a little over a mile and a half from the station and High Street with local shops and amenities closer still. The property has a living room and a kitchen/dining room to the ground floor and upstairs there are two bedrooms and a bathroom. Outside there is a private garden and a driveway providing off street parking and giving access to the garage.

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.

£400,000



Double glazed front door to:

Entrance Hall

Staircase to first floor. Wood effect laminate flooring. Opening to:

Living Room 13'10 x 9'4 (4.22m x 2.84m)

Coved ceiling. Double glazed front aspect windows. Radiator.

Kitchen/Dining Room 14' x 9'9 (4.27m x 2.97m)

Double glazed rear aspect window. Double glazed french doors to rear garden. Excellent range of base and wall mounted units with extensive work surface area and inset stainless steel sink unit with swivel mixer tap. Integrated appliances include electric double oven with separate gas hob and extractor over. Space and plumbing for both washing machine and slimline dishwasher. Additional under counter fridge. Part tiled walls. Wood effect laminate flooring.

Staircase to:

FIRST FLOOR

Landing

Hatch access to loft space. Airing cupboard with lagged hot water cylinder.

Bedroom One 11'10 to front of wardrobes x 9'6 (3.61m to front of wardrobes x 2.90m)

Double glazed front aspect window. Radiator.

Bedroom Two 9'11 x 8' max (3.02m x 2.44m max)

Coved ceiling. Radiator. Double glazed rear aspect window.

Bathroom

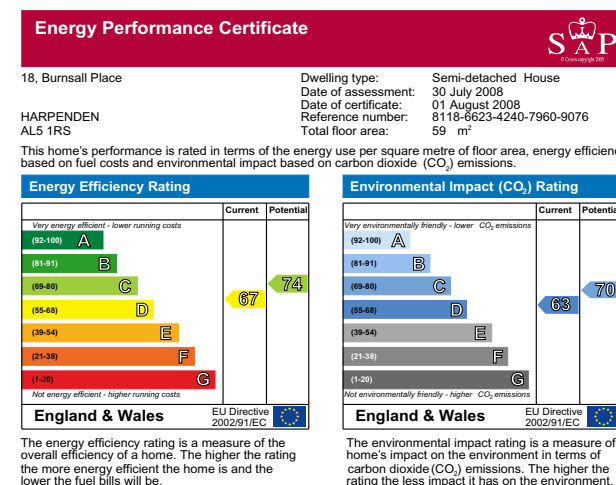
Panel enclosed bath with mixer tap and shower attachment and close coupled WC. Pedestal wash hand basin. Double glazed rear aspect window. Chrome heated towel rail. Fully tiled walls. Ceiling recessed downlighters.

Rear Garden

Immediately adjacent to the rear of the house is a decked terrace leading to an area of lawn with well stocked flower and shrub borders. Gated access to the driveway and:

Garage

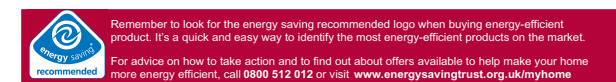
Single garage with up and over door. Power and light. Gated access to front.



Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	293 kWh/m ² per year	240 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.4 tonnes per year
Lighting	£52 per year	£26 per year
Heating	£348 per year	£296 per year
Hot water	£92 per year	£92 per year

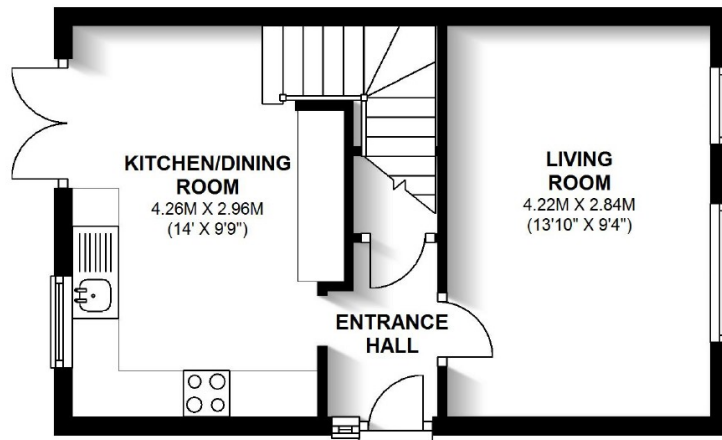
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



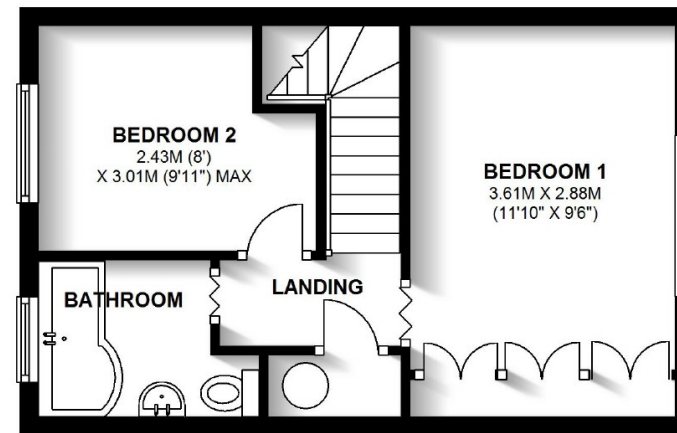
GROUND FLOOR

APPROX. 29.1 SQ. METRES (313.2 SQ. FEET)



FIRST FLOOR

APPROX. 29.1 SQ. METRES (312.8 SQ. FEET)



TOTAL AREA: APPROX. 58.2 SQ. METRES (626.1 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
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