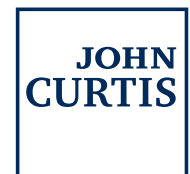




15 Moreton Avenue, Harpenden, Hertfordshire AL5 2EU

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Valuers, Estate & Lettings Agents



15 Moreton Avenue Harpenden, Hertfordshire

An extremely attractive Edwardian villa in the much favoured and highly convenient 'Avenues' area of central Harpenden.

This fine and rarely available house has a wealth of exquisite period detailing, including many impressive fireplaces, decorative ceiling cornices and ornate newel posts and balustrades. The impressive and substantial accommodation is arranged over three floors. Outside the magnificent gardens are generous and beautifully landscaped.

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.

£1,595,000



Front door with leaded light panel and leaded side light to:

Reception Hall

Spacious and welcoming area with original encaustic tiled floor. Feature cast iron fireplace with tiled slips. Decorative ceiling cornice and dado rail. Impressive turning staircase with ornate newel posts and balustrades with understairs cupboard.

Living Room

Impressive sash bay window to front. Decorative ceiling cornice. Picture rail. Large cast iron fireplace with tiled hearth. Radiator.

Family Room

Feature cast iron fireplace with ornate wood surround and original tiled hearth. Decorative ceiling cornice and picture rail. Radiators. French doors with side lights to rear garden.

Kitchen

Excellent range of base and wall mounted units with extensive granite work surface area. Range of integrated appliances including electric double oven with separate four ring gas hob and extractor over, microwave, fridge/ freezer and dishwasher. Butler sink with mixer tap. Part tiled walls. Coved ceiling. Ceiling recessed downlighters. Amtico flooring. Large box bay window to side. Steps down to dining area with part vaulted ceiling and Velux roof light windows. Double glazed french doors to rear garden. Amtico flooring. Radiator with decorative cover. Door to:

Utility Room

Work surface area with butler sink and mixer tap. Space and plumbing for washing machine. Space for tumbler dryer and additional appliance space. Wall mounted boiler providing domestic hot water and gas fired central heating. Double glazed rear aspect window. Extractor fan. Ceiling recessed downlighters. Ceramic tiled floor. Stable door to garden and door to:

Cloakroom

Close coupled WC. Wall mounted hand basin with tiled splashback. Double glazed frosted window to side. Radiator. Ceramic tiled floor.

FIRST FLOOR

Landing

Staircase to second floor with ornate newel post and balustrade. Period style radiator. Dado rail.

Bedroom One

Impressive sash bay window to front. Attractive cast iron fireplace with tiled slips and hearth. Decorative ceiling cornice. Picture rail. Radiators.

Bedroom Two

Decorative ceiling cornice. Picture rail. Cast iron fireplace with tiled slips and hearth. Radiator. French doors with side lights to balcony.

Balcony

Tiled floor. Wood balustrade with views over garden.

Bedroom Three

Front aspect sash window. Coved ceiling. Picture rail. Radiator. Fireplace with painted wood surround and tiled hearth. Built in wardrobes.

Bedroom Four

Coved ceiling. Picture rail. Sash window overlooking rear garden. Radiator. Built in shelved storage cupboard. Door to:

En-Suite Shower Room

Shower enclosure with Aqualisa shower unit. Pedestal wash hand basin. Painted fireplace with tiled hearth. Radiator. Part frosted sash window to side.

Family Bathroom

Panel enclosed bath. Wash hand basin, Close coupled W.C. Window to side. Airing cupboard housing lagged hot water cylinder.

SECOND FLOOR

Landing

Ornate newel post and balustrade.

Bedroom Five

A magnificent and versatile space. Radiator. Double glazed window overlooking rear garden with tree top views. Ceiling recessed downlighters. Access to eaves storage. Radiator. Walk-in wardrobe and door to:

En-Suite shower room

Corner shower enclosure. Stylish ceramic hand basin with chrome mixer tap and cupboards under. Close coupled dual flush WC. Fully tiled walls. Ceramic tiled floor. Velux roof light windows. Ceiling recessed downlighters. Extractor fan. Chrome heated towel rail.

OUTSIDE

Front Garden

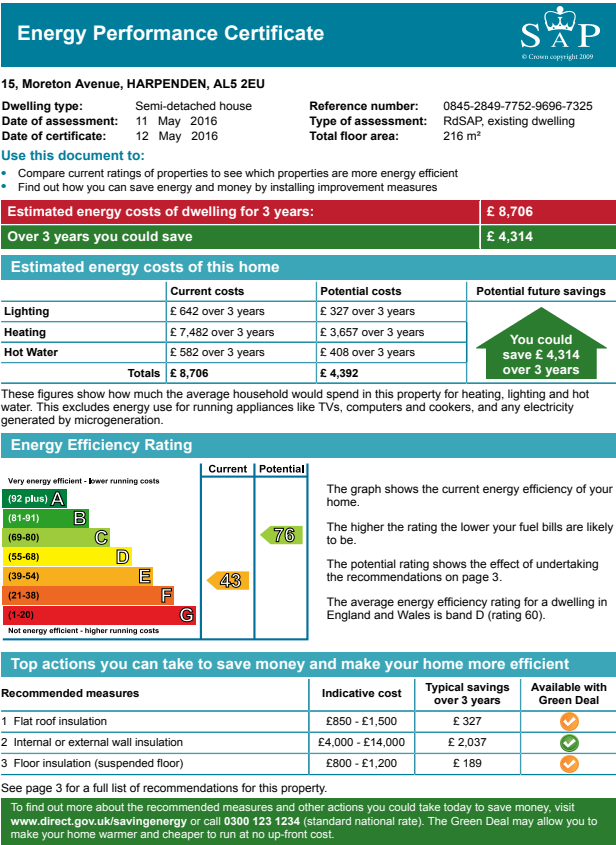
A pretty landscaped front garden with decorative stone path and driveway providing off street parking and giving access to the garage. The remainder is laid to lawn with well stocked flower and shrub beds and studded with specimen trees. To the front is an ornamental wall with picket fence.

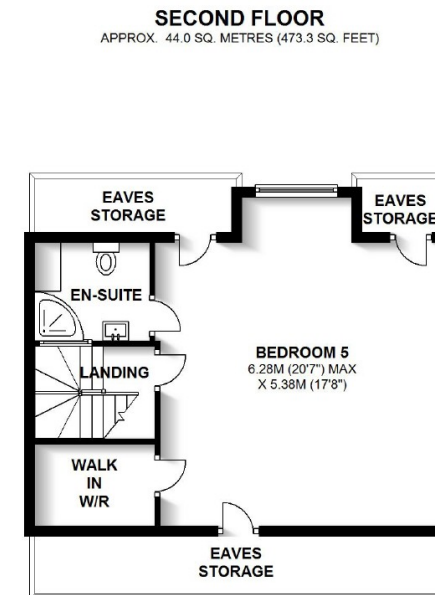
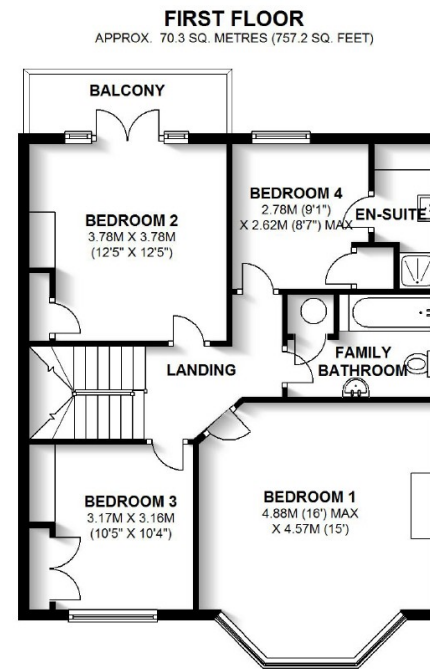
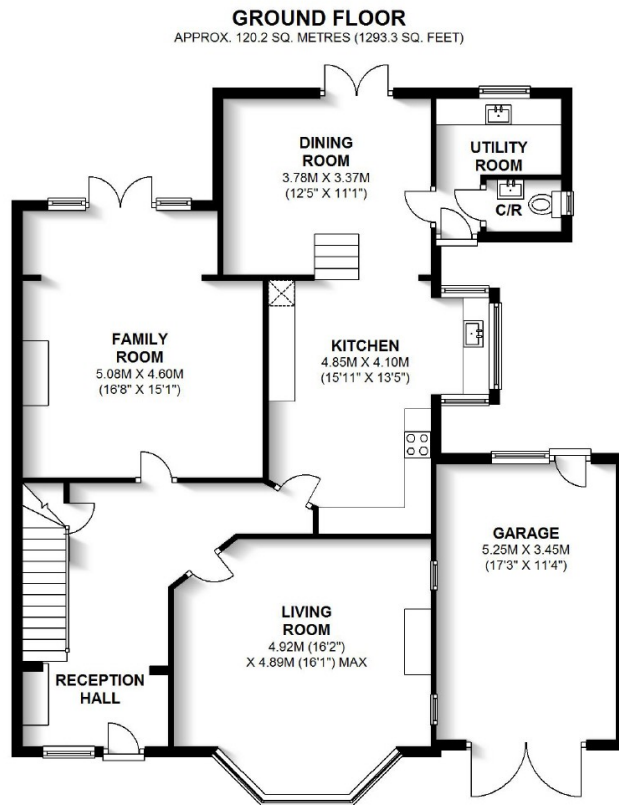
Rear Garden

Immediately adjacent to the rear of the house is an extensive paved dining terrace with steps down to an expanse of lawn bordered by established flower and shrub beds and borders with mature trees. To the rear of the garden is an additional paved terrace with large timber garden shed and additional tool shed.

Garage

With double doors to front. Pitched roof. Glazed personal door to garden and window to rear. Power and light.





TOTAL AREA: APPROX. 234.5 SQ. METRES (2523.8 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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