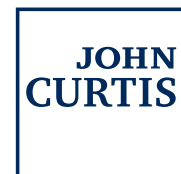




15 Rosebery Avenue, Harpenden, Hertfordshire AL5 2QT

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



15 Rosebery Avenue Harpenden, Hertfordshire

An extremely handsome and substantial late Victorian detached family home with attractive mellowed red brick elevations under a pitched tiled roof.

The spacious and versatile accommodation is arranged over three floors, in addition there is a handy cellar. Beneficially, many of the original period features remain within the property including, the encaustic tiled floor in the reception hall, decorative ceiling cornices and fireplaces all of which add to the considerable charm of this magnificent piece of Harpenden's history.

This fine house enjoys a secluded corner plot within the much favoured Avenues area of central Harpenden, affording easy access to the station, High Street and outstanding schools.

Harpenden is well noted for its excellent choice of schools, sports and social facilities, various clubs and a comprehensive range of restaurants and bars. Harpenden benefits from a main line train service to St. Pancras International and beyond.

£2,500,000



Enclosed Porch

With glazed double doors and semi circular fanlight to front. Original encaustic tiled floor with inset doormat. Stained glass door with glass surround to:

Entrance Hall

A spacious and welcoming reception hall with decorative ceiling cornice. Impressive staircase with balustrade and original matchboarding. Original encaustic tiled floor. Radiator. Door to:

Guest Cloakroom

Close coupled WC. Hand basin with tiled surround. Side aspect sash window. Door to:

Cellar 17'9 x 7'1 (5.41m x 2.16m)

Power and light. Worcester boiler providing gas fired central heating and domestic hot water.

Living Room 25'0 x 16'6 max narrowing to 14'6 (7.62m x 5.03m max narrowing to 4.42m)

An impressive reception room, with decorative ceiling cornice and picture rail. Open fireplace with painted wood surround. Bespoke cupboards with display shelves. Two large sash windows to rear. Hardwood double glazed door with full height double glazed sidelights overlooking garden.

Family Room 20'0 into bay x 13'8 (6.10m into bay x 4.17m)

Box bay sash window to front. Traditional sash window to side. Fireplace with marble surround. Two double panelled radiators.

Dining Room 18'10 max into bay x 16'4 max into bay (5.74m max into bay x 4.98m max into bay)

Decorative ceiling cornice. Picture rail. Impressive corner box bay to front and side and additional large sash window to front. Wood flooring. Range of built in cupboards. Two double panelled radiators.

Kitchen/Breakfast Room 21'2 x 14'0 max narrowing to 10'0 (6.45m x 4.27m max narrowing to 3.05m)

Excellent range of base and wall mounted units with extensive work surface area, incorporating one and a half bowl sink unit with swivel mixer tap. Integrated dishwasher. Gas fired Aga. Sash windows to side. Bespoke bench with storage. Ceramic tiled floor. Part tiled walls. Glazed door to:

Utility Room 9'11 x 9'6 (3.02m x 2.90m)

Work surface area with butler sink and mixer tap. Space and plumbing for washing machine. Additional standard appliance space. Double glazed side aspect window. Glazed door to garden. Floor mounted Potterton boiler providing domestic hot water and gas fired central heating. Ceramic tiled floor.

FIRST FLOOR.

Landing

Window to side. Decorative ceiling cornice. Airing cupboard with lagged hot water cylinder. Staircase to Second Floor with ornate balustrade. Radiator.

Bedroom One 20'0 max into bay x 16'1 max into bay (6.10m max into bay x 4.90m max into bay)

Decorative ceiling cornice. Picture rail. Box bay sash windows to front and side and additional sash window to front. Range of fitted wardrobes and bookshelves. Door to:

En Suite Bathroom

Panel enclosed bath with mixer tap, Aqualisa shower and hinged glass screen over. Close coupled dual flush WC. Pedestal wash hand basin. Part tiled walls with feature mosaic course. Ceiling recessed downlighters. Frosted windows to side. Ceramic tiled floor. Chrome heated towel rail.

Bedroom Two 20'5 x 13'9 (6.22m x 4.19m)

Box bay window to front. Feature cast iron fireplace with tiled slips and hearth. Range of fitted wardrobes and bookshelves. Double panelled radiator.

Bedroom Three 14'6 x 13'10 (4.42m x 4.22m)

Cast iron fireplace with tiled slips and hearth. Sash windows to rear. Radiator. Wood effect flooring.

Bedroom Four 13'0 x 11'0 (3.96m x 3.35m)

Current utilised as an office. Sash window to rear. Picture rail. Cast iron fireplace with tiled slips.

Family Bathroom

Panel enclosed bath with tiled surround. Corner shower enclosure with Aqualisa shower. Pedestal wash hand basin. Close coupled WC. Wood effect flooring. Sash window to rear. Ceiling recessed downlighters. Heated towel rail.

SECOND FLOOR

Landing

Side aspect sash window. Ornate balustrade.

Bedroom Five 17'0 x 12'6 (5.18m x 3.81m)

Cast iron fireplace. Sash window to side. Double panelled radiator.

Bedroom Six 19'10 x 9'2 (6.05m x 2.79m)

(Part restricted headroom). Rooflights to side and rear. Rear aspect sash window. Eaves storage.

Bedroom Seven 15'3 x 14'6 max (4.65m x 4.42m max)

(Part restricted headroom). Front aspect sash window. Built in wardrobes. Radiator.

Bathroom

Panel enclosed bath. Close coupled WC. Pedestal wash hand basin. Shower enclosure with Aqualisa shower unit. Part tiled walls. Roof light window. Radiator. Wood effect flooring. Airing cupboard with lagged hot water cylinder and shelved storage.

OUTSIDE

Front Garden

Block paved carriage driveway, providing off street parking. Well stocked flower and shrub borders to front with mature hedging and established trees to side.

Rear Garden

Immediately adjacent to the rear of the house is a crazy paved patio area, leading to an area of lawn, bordered by established and very well stocked flower and shrub rockery and bed, with ornamental pond. To the rear there is mature hedging and an additional large well stocked shrub bed. The garden is studded with specimen trees.

Garage

To the side of the property, with pitched roof.



Energy Performance Certificate



15, Rosebery Avenue, HARPENDEN, AL5 2QT

Dwelling type: Detached house
Date of assessment: 29 March 2016
Reference number: 2718-4000-7287-4836-6920
Type of assessment: RUSAP: existing dwelling
Date of certificate: 29 March 2016
Total floor area: 347 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

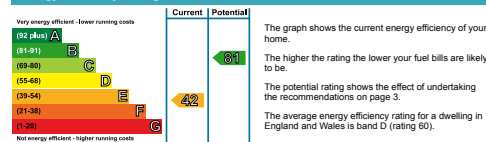
Estimated energy costs of dwelling for 3 years:	£ 13,695
Over 3 years you could save	£ 8,514

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 540 over 3 years	£ 384 over 3 years	
Heating	£ 12,516 over 3 years	£ 4,365 over 3 years	
Hot Water	£ 639 over 3 years	£ 432 over 3 years	
Totals	£ 13,695	£ 5,181	You could save £ 8,514 over 3 years

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 Room-in-roof insulation	£1,500 - £2,700	£ 2,238	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 3,363	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 480	✓

See page 3 for a full list of recommendations for this property.

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.

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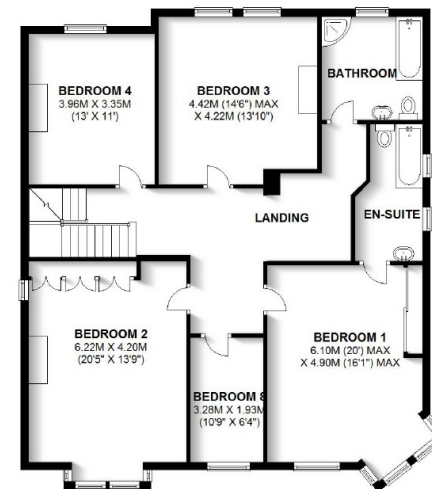
GROUND FLOOR

APPROX. 145.0 SQ. METRES (1561.0 SQ. FEET)



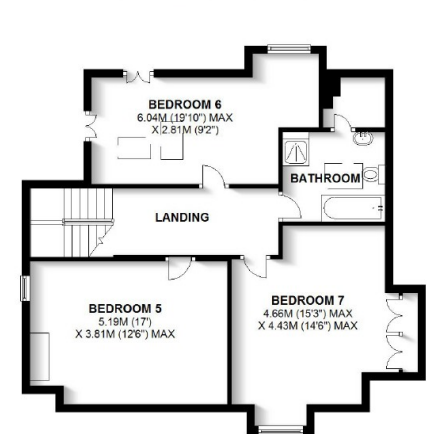
FIRST FLOOR

APPROX. 121.3 SQ. METRES (1306.2 SQ. FEET)



SECOND FLOOR

APPROX. 78.5 SQ. METRES (844.8 SQ. FEET)



TOTAL AREA: APPROX. 344.9 SQ. METRES (3712.0 SQ. FEET)
For identification purposes only. Not to scale. Garage not included in square footage.
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
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