Briar Patch, Spring Road, Harpenden, Herts AL5 3PP

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Valuers, Estate & Lettings Agents

JOHN CURTIS

in association with HAMPTONS INTERNATIONAL

Briar Patch, Spring Road
Harpenden, Herts

A beautifully refurbished and extended family home situated within this well regarded and popular residential location

This fine home has been beautifully extended and refurbished by the present owner and now offers excellent accommodation boasting three reception rooms and a stylish fully fitted kitchen/diner with views over the gardens. On the first floor there is an en-suite to the master, four further bedrooms and a large luxury family bathroom.

The property is located on the north side of Harpenden/ Kinsbourne Green (www.annablesestate.co.uk) and is within a short drive of the centre, which offers a comprehensive range of shops and a main line railway service into London. The area is well served by excellent schools and is within walking distance of Kinsbourne Common. Briar Patch is also ideally placed for commuters wishing to use motorway, rail and airport links. Harpenden enjoys good social facilities and an excellent selection of fine restaurants, bars and cafés.

Price guide £1,250,000

Front door opening to:

Brick built Entrance Lobby
Leaded light windows. Door opening to:

Entrance Hall
Staircase leading up to first floor. Understairs cupboard. Large coats cupboard. Solid oak flooring. Radiator.

Shower Room
Comprising corner shower enclosure. Wash basin built into an attractive vanity unit. W.C. Heated chrome towel rail. Part tiled walls. Tiled flooring. Downlighters. Extractor.

Living Room 18'1 (+ door recess) x 17'7 (5.51m (+door recess) x 5.36m)
Double glazed leaded light windows to front, side and rear. Part exposed brick chimney breast with gas point and balanced flue. TV point. Radiators.

Study 12'1 x 5'9 (3.68m x 1.75m)
Double glazed leaded light window to rear. Radiator.

Family Room 15'7 x 10'5 (4.75m x 3.18m)
Part vaulted with Velux windows. Double glazed French doors leading to patio. Door to side. Radiator. Downlighters.

Kitchen/Dining Room 21'9 (max) x 18'2 (max) (6.63m (max) x 5.54m (max))
The kitchen comprises contemporary, stylish fully fitted wall and base units. Built in Siemens double oven and combination microwave oven. Induction hob and extractor hood above. One and a half bowl stainless steel sink unit with fusion mixer tap. Integrated dishwasher. Wine cooler. Central island incorporating a breakfast bar and storage drawers. Full height fridge and full height freezer and pull-out larders. Tiled flooring with underfloor heating. Downlighters. Velux windows. Large area for dining table and chairs. Double glazed windows overlooking the rear garden. Double glazed French doors which open out onto the side garden. Door into the garage. Door into utility room:

Utility Room 8'4 x 5'8 (2.54m x 1.73m)
Double glazed leaded light window. Double glazed door to rear. Base and wall mounted units. Single drainer, single bowl sink with hot and cold mixer taps. Cupboard under. Plumbing and space for washing machine and space for tumble dryer. Radiator.

FIRST FLOOR

Landing
Access to insulated loft. Airing cupboard with shelving and small radiator. Bespoke built in cupboards. Double glazed leaded light windows overlooking the front. Radiators. Door into:

Bedroom One 12'7 x 12'7 (3.84m x 3.84m)
Double glazed leaded light windows overlooking the side. Large walk-in wardrobe with lights. Built in wardrobe. Door into:

En-suite Shower Room
Corner shower. Wall hung vanity unit with inset basin. Wall hung WC. Part tiled walls. Tiled flooring. Downlighters. Double glazed leaded light window overlooking the rear.

Bedroom Two 15'11 x 10'1 (4.85m x 3.07m)
Double glazed leaded light windows to front and side of the property. Radiator.

Bedroom Three 11'11 x 11'7 (3.63m x 3.53m)
Double glazed leaded light window to rear. Radiator. Built in wardrobe cupboard.

Bedroom Three 11'11 x 11'7 (3.63m x 3.53m)
Double glazed leaded light window to rear. Radiator. Built in wardrobe cupboard.

Bedroom Five 10'7 x 10'0 (3.23m x 3.05m)
Double glazed leaded light window to rear. Radiator. Built in wardrobe with sliding front doors.

Bathroom
Luxury bathroom suite comprising tiled panelled bath. Low level W.C. Wall hung vanity unit with inset basin. Separate shower enclosure. Heated chrome towel rail. Part tiled walls. Tiled flooring. Downlighters. Frosted, double glazed leaded light windows to the front. Large built in cupboard. Radiator.

OUTSIDE

Front Garden
Block paved drive providing parking for three cars. Large lawn area with hedge border. Flower beds and shrub borders. Access to garage. Access to the back garden. Gated access to side garden:

Side Garden
Large private lawn area with mature hedge borders. Raised patio area which spreads into the rear garden:

Rear Garden
Further lawned area. Flower beds. Shrub borders. External lighting and water supply.

Garage 14'2 x 9'4 widening to 16'1 (at front) (4.32m x 2.84m widening to 4.90m (at front))
Roller door. Gas and electric meters. Wall mounted gas central heating boiler. Hot water cylinder. Water softener.

Energy Performance Certificate

SAP
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Briar Patch, Spring Road, HARPENDEN, AL5 3PP

Dwelling type:	Detached house	**Reference number:**	9578-2957-6249-9795-3914
Date of assessment:	13 November 2015	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	16 November 2015	**Total floor area:**	204 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

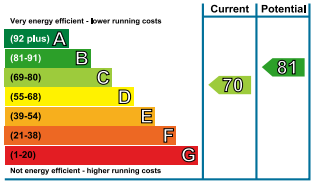
Estimated energy costs of dwelling for 3 years:	**£ 4,413**
Over 3 years you could save	**£ 879**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	You could save £ 879 over 3 years
Heating	£ 3,660 over 3 years	£ 2,952 over 3 years	
Hot Water	£ 444 over 3 years	£ 273 over 3 years	
Totals	**£ 4,413**	**£ 3,534**	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

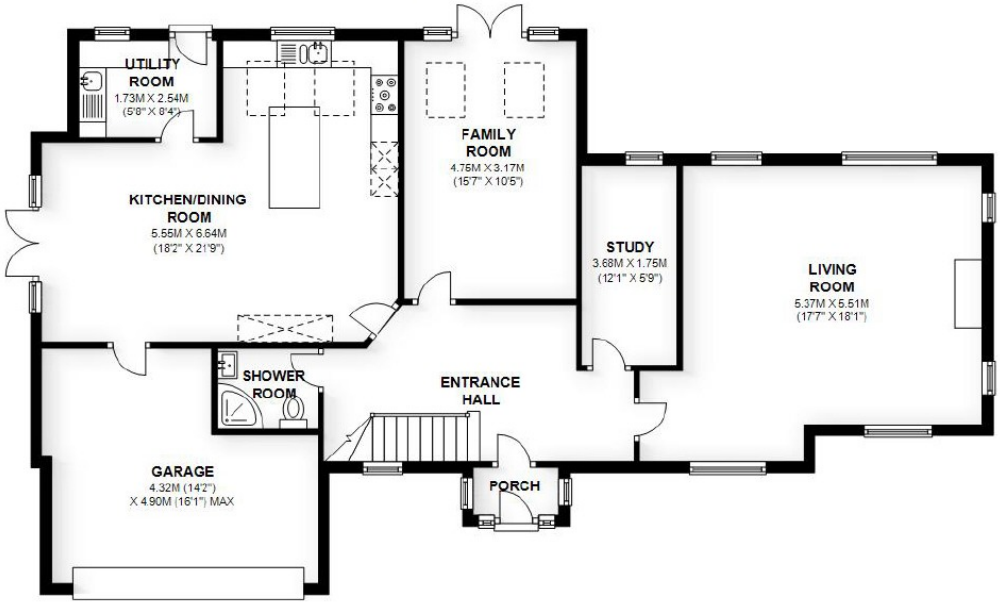
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 720	
2 Solar water heating	£4,000 - £6,000	£ 159	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 873	

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.

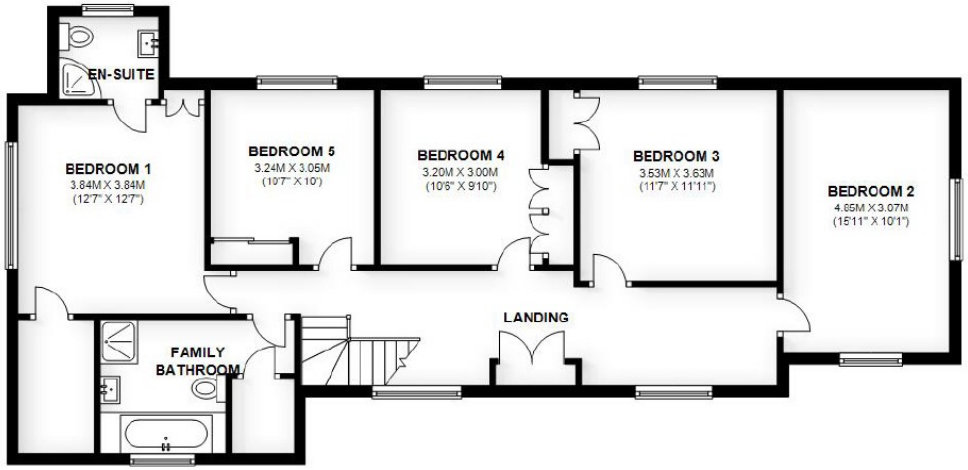
GROUND FLOOR

APPROX. 125.5 SQ. METRES (1350.7 SQ. FEET)



FIRST FLOOR

APPROX. 100.1 SQ. METRES (1077.7 SQ. FEET)



TOTAL AREA: APPROX. 225.6 SQ. METRES (2428.4 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
Call us on 01582 764471 for free valuations and advice
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