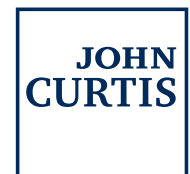




18 Cowper Road, Harpenden, Hertfordshire AL5 5NG

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Valuers, Estate & Lettings Agents



18 Cowper Road Harpenden, Hertfordshire

A stunning three bedroom semi detached Victorian home situated in an ultra convenient location, just a short walk to station and town centre.

This fine family home is presented in superb order and offers generous accommodation spread over three floors. Features worthy of particular note include the high specification home office and the delightful landscaped rear garden

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.

Price guide £750,000



FRONT GARDEN

Low maintenance front garden with enclosed shingle beds.

Entrance Hall

Traditional style radiator. Wood flooring. Integrated welcome mat. Coved ceiling with downlighter. Doors to cloakroom and lounge

Cloakroom

Wooden flooring. Heated towel rail. Low level W.C. Vanity cupboard mounted wash hand basin. Ceiling mounted extractor fan.

Lounge 24'5 into bay x 10'6 (7.44m into bay x 3.20m)

Double glazed sash style bay window with shutters to front elevation. Wooden flooring. Two traditional style radiators. Feature fireplace with surround. Built in television unit with shelving above. Coved ceiling. Stairs to first floor. Built in cupboard ideal for hanging coats. Understairs storage cupboard. Door to:

Kitchen/Breakfast Room 18'4 x 12'10 (5.59m x 3.91m)

Beautiful fitted kitchen with a range of wall and base units. Wooden work surface. Butler sink. Space for RangeMaster cooker. Integrated microwave, dishwasher, fridge-freezer. Part tiled walls. Vaulted ceiling towards rear of kitchen with double glazed Velux skylights. Double glazed sash windows to rear and side elevation with double glazed doors leading to the patio. Tiled flooring with underfloor heating. Utility cupboard housing built in washing machine and space for tumble dryer.

FIRST FLOOR LANDING

Stairs to second floor and doors to:

Bedroom 1 13'3 x 11' (4.04m x 3.35m)

Two double glazed sash windows to front elevation. Two traditional style radiators. Coved ceiling. Feature fireplace with built in wardrobes either side.

Bedroom 2 11' x 8'4 (3.35m x 2.54m)

Double glazed sash style window to rear elevation. Traditional style radiator.

Family Bathroom 9'6 x 8'10 (2.90m x 2.69m)

Tiled floor with lighting around the top bath. Roll top bath with separate hand held shower. Traditional style radiator. Heated towel rail. Part tiled walls. Low level W.C. Separate walk in shower cubicle. Vanity cupboard mounted wash hand basin. Double glazed sash style window to rear elevation with shutters.

SECOND FLOOR LANDING

Velux skylight. Cupboard. Door to:

Bedroom 3 9'11 x 15'3 max (3.02m x 4.65m max)

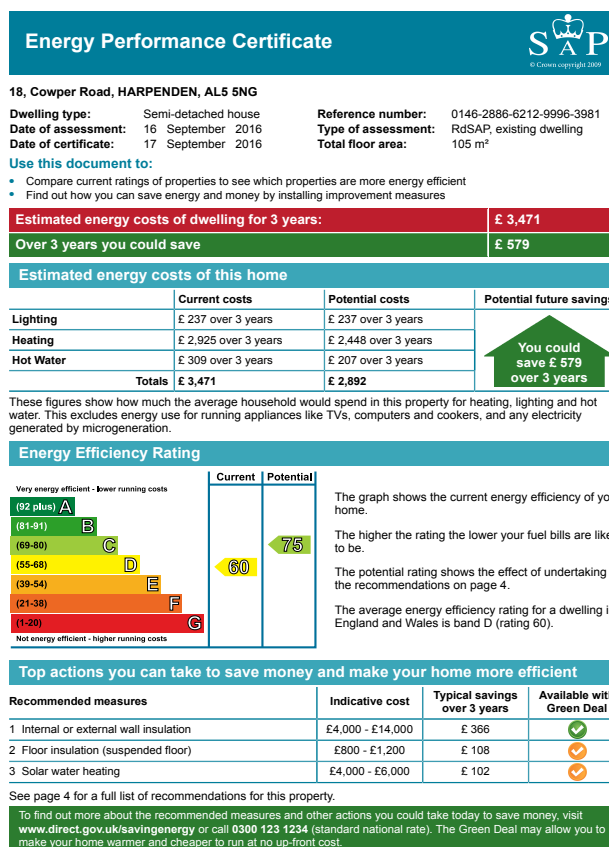
Two double glazed Velux skylights to front elevation. Double glazed sash style window to rear elevation. Eaves storage. Traditional style radiator.

REAR GARDEN

Beautifully landscaped rear garden enclosed by wood panel fencing. Side access leading to the front of the property with wooden gate. Outside electric socket. Immediately adjacent to the house is a patio area. Steps lead up to a lawned area with mature shrub borders. To the rear of the garden is a decked area. Also at the rear there is a purpose built studio with additional storage ideal for bikes and garden furniture.

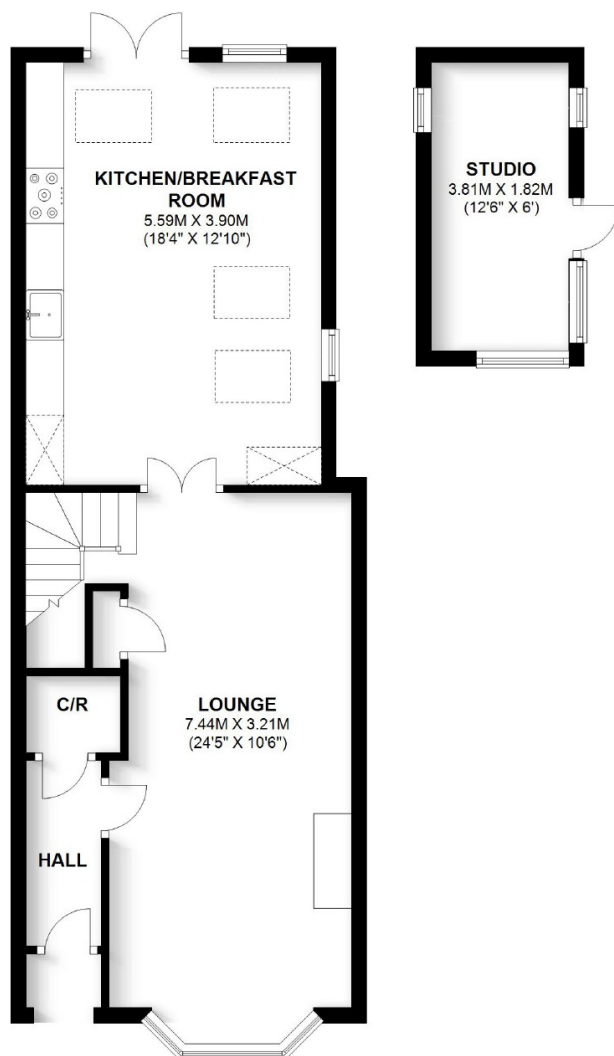
Studio 12'9 x 6' (3.89m x 1.83m)

Power and lighting. Double glazed feature corner window. Double glazed window to side elevation.



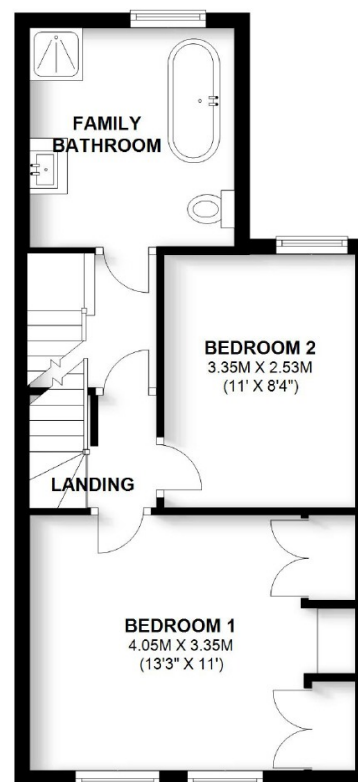
GROUND FLOOR

APPROX. 52.8 SQ. METRES (568.7 SQ. FEET)



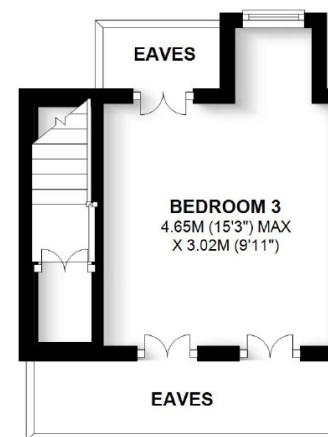
FIRST FLOOR

APPROX. 37.4 SQ. METRES (402.0 SQ. FEET)



SECOND FLOOR

APPROX. 14.0 SQ. METRES (151.2 SQ. FEET)



TOTAL AREA: APPROX. 104.2 SQ. METRES (1121.9 SQ. FEET)

For identification purposes only. Not to scale. Outbuildings 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
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