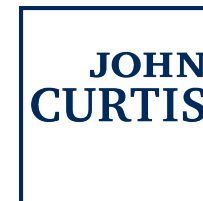




Luton Road, Harpenden, AL5

www.johncurtis.co.uk

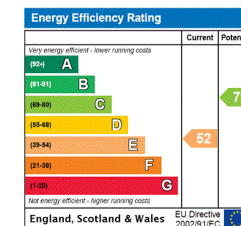


in association with



A delightful character home backing onto Kinsbourne Green Common

Asking Price £695,000 Freehold



Description

A delightful character home which we understand was built in the late 18th Century located on the north side of Harpenden backing directly onto the Common at Kinsbourne Green.

This unique property is arranged over three floors enjoying lovely views over rolling farmland to the front and a picturesque Common directly behind. The property is located approximately 2 miles from Harpenden's town centre which offers a comprehensive range of shops and a mainline railway station with an excellent service into London (Thameslink).

Harpenden is well noted for its excellent Junior and Secondary Schools and Kinsbourne Green is within access of excellent Junior and Secondary Schools. Harpenden enjoys good social facilities, including sports centre, golf courses, Rothamsted Park and the town itself enjoys a fine selection of good bars, restaurants and cafes.

Entrance Hall

Front door which opens into the entrance hall with staircase leading up to the first floor landing. Door into:

Living Room, 17'8" x 11'7", 5.38m x 3.53m

Double glazed leaded light window to front with double glazed window to rear. Wood flooring. Fireplace with cupboards built into alcove.

Dining Room, 13'1" x 10'11", 4m x 3.33m

With leaded light secondary glazed window to front. Fireplace and cupboard built into alcove. Wood flooring. Opens into:

Kitchen, 17'2" x 6'1", 5.23m x 1.85m

The kitchen comprises of a range of base and wall mounted units with ample work surfaces, Butler sink, hot and cold chrome mixer taps, 6 burner Rangemaster, understairs cupboard, space for fridge/freezer, downlighters, recess with further storage, hanging space and housing central heating boiler.

First Floor Landing

Stairs from the entrance hall leading up to the first floor landing. On the landing there is a staircase leading up to the second floor.

Bedroom One, 11'7" x 9'11" into alcove, 3.53m x 3.02m into Attractive fireplace. Radiator. Opens into:

Ensuite Bathroom, 5'9" x 6'9", 1.75m x 2.06m

White suite comprising panelled bath, W.C. and pedestal wash hand basin. Window to side. Heated chrome towel rail.

Bedroom Two, 12' x 11'8", 3.66m x 3.56m

Leaded light window overlooking the front. Radiator. Fireplace.

Bedroom Three, 14'8" x 6'4", 4.47m x 1.93m

Window overlooking rear. Radiator.

Family Bathroom, 8'7" x 6'2", 2.62m x 1.88m

White panelled bath with chrome mixer taps, separate shower above with shower screen, low level W.C. and pedestal wash hand basin. Window overlooking the rear.

Second Floor Landing

Stairs leading up from first floor landing. Sliding door to:

W.C.

Comprises W.C. and pedestal wash hand basin.

Loft Room One, 13'5" x 10'9", 4.1m x 3.28m

Please note this room takes the shape of the roof void. Exposed beams. Radiator. Window overlooking rear.

Loft Room Two/Study, 12' x 10'5", 3.66m x 3.18m

Please note this room takes the shape of the roof void. Exposed beams. Radiator. Window overlooking the rear.

Outside

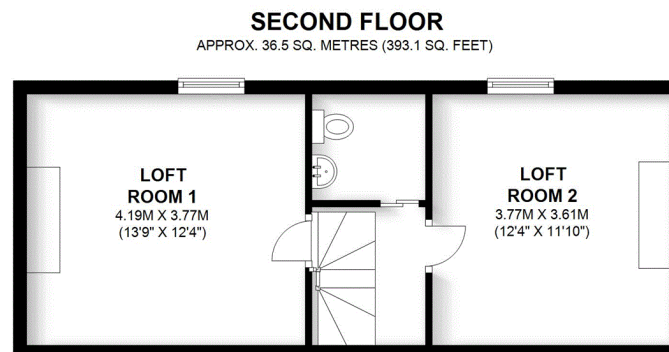
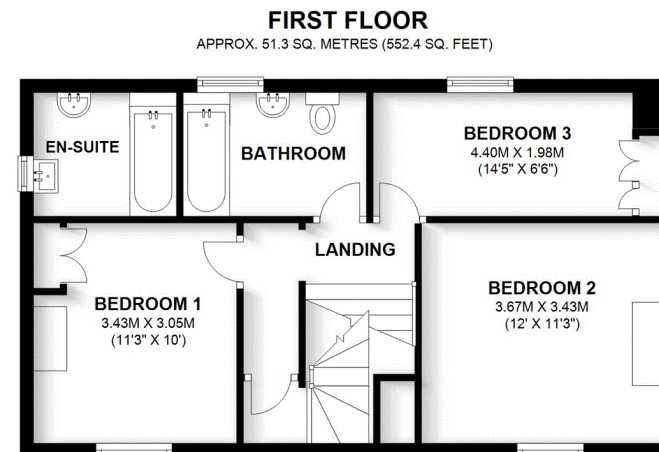
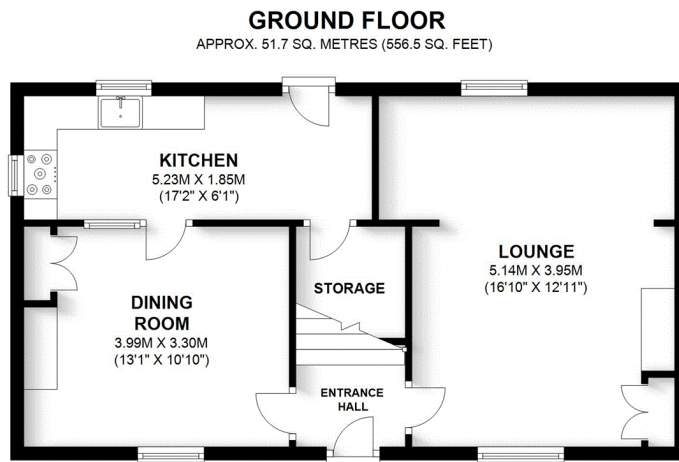
To the front of the property there is a conifer hedge. Path leading to the front door.

Rear Garden

Large lawn area with shrub borders. Parking for several cars.

Summerhouse

Timber construction with light and power. Space and plumbing for washing machine. Space for tumble dryer.



TOTAL AREA: APPROX. 139.5 SQ. METRES (1501.9 SQ. FEET)

For Identification purposes, not to scale.
Plan produced using PlanUp.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

