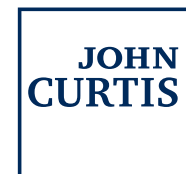




11 Oak Way, Harpenden, Hertfordshire AL5 2NT

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



11 Oak Way Harpenden, Hertfordshire

A substantial detached house with an indoor pool occupying a magnificent and generous private plot affording tremendous scope for development (STPP) at the end of a much favoured cul-de-sac within the highly sought after West Common area.

This fine house has versatile accommodation arranged over two floors with a ground floor extension which lends itself to annexe accommodation, a stunning conservatory and as previously mentioned an indoor pool with games/bar area.

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 £2,000,000



Hardwood front door with obscured glass panels and sidelights to:

Entrance Hall

A spacious and welcoming area. Three radiators. Double glazed windows to front and side. Coats cupboard with hanging rail and shelves. Staircase to first floor.

Cloakroom

Close coupled W.C. Double glazed side aspect window. Hand basin with tiled splashback. Radiator.

Living Room 18' x 15' (5.49m x 4.57m)

Feature brick open fireplace with tiled hearth. Double glazed window to front. Large double glazed picture window and sliding patio doors to garden. Multi-pane sliding doors to:

Dining Room 12' x 11'5 (3.66m x 3.48m)

Wood flooring. Glazed sliding doors to:

Conservatory 38'3 x 13'6 max (11.66m x 4.11m max)

A magnificent bespoke conservatory with pitched double glazed roof and double glazed windows to all sides and double glazed french doors to three sides. Ceramic tiled floor.

Study 9' x 8'9 (2.74m x 2.67m)

Accessed via multipane double doors from the Living Room. Fitted study furniture with desk, drawers and storage cupboards and shelves. Sliding patio doors to rear garden. Door to:

Inner Hall

Multipane hardwood door to front. N.B. This area of the house would lend itself to annex accommodation. Hatch access to loft space. Door to:

Bathroom

Panel enclosed bath. Corner hand basin with cupboard under and tiled surround. Close coupled W.C. Chrome heated towel rail. Front aspect window.

Playroom or Bed Sitting Room 15' x 8'5 (4.57m x 2.57m)

Front aspect windows. Double panel radiator.

Changing Room/Sauna

Shower enclosure. Chrome heated towel rail. Extractor fan. Door to sauna.

Pool Room 48' max x 19'9 (14.63m max x 6.02m)

Heated indoor pool with roman end. Pitched polycarbonate roof. Double glazed windows to side and rear with double glazed french doors into garden. Raised seating and bar area. Plant room.

Kitchen/Breakfast Room 15' max x 14'6 max (4.57m max x 4.42m max)

Range of base and wall mounted units with small island. Extensive granite work surface area, inset one and a half bowl sink unit with swivel mixer tap. Integrated appliances include Neff oven microwave, separate Neff four burner gas hob with hood over and Neff dishwasher. There is also space and plumbing for an American style fridge freezer. Ceramic tiled floor. Ceiling recessed downlighters. Double glazed picture window looking down the garden with windows and sliding patio doors onto the conservatory. Radiator with decorative cover. Larder cupboard. Door to:

Utility Room 10'1 x 8'10 max (3.07m x 2.69m max)

Space and plumbing for washing machine. Space for additional appliances. Floor mounted Potterton Kingfisher boiler providing domestic hot water and gas fired central heating. Large double glazed window overlooking the garden. Understairs storage cupboard housing water softener. Stable door to utility lobby.

Utility Lobby

Hardwood door to front. Built in storage cupboard. Multipane hardwood door to rear garden and opening to garage.

FIRST FLOOR

Landing

Double glazed front aspect windows. Large airing cupboard with lagged hot water cylinder and shelved storage.

Bedroom One 15' x 12'5 (4.57m x 3.78m)

Built-in wardrobes. Double glazed rear aspect windows. Large opening to:

Dressing Area 9'1 x 8'6 (2.77m x 2.59m)

Double glazed windows to side and rear. Radiator. Door to:

En-Suite Bathroom

Panel enclosed bath with mixer tap. Close coupled W.C. Hand basin set into shelf with cupboards under. Part tiled walls. Front aspect window. Radiator.

Bedroom Two 14' x 11'6 (4.27m x 3.51m)

Double glazed rear aspect window. Built in wardrobe.

Bedroom Three 13'6 x 10' (4.11m x 3.05m)

Double glazed windows to front and overlooking garden. Fitted wardrobe. Vanity unit with hand basin and tiled splashback.

Bedroom Four 11'1 x 8' (3.38m x 2.44m)

Double glazed window overlooking garden. Radiator.

Bathroom

Panel enclosed bath with mixer tap. Corner shower enclosure with Mira shower unit. Concealed cistern W.C. Hand basin set into shelf with cupboards and drawers under. Double glazed window overlooking rear garden. Chrome heated towel rail.

OUTSIDE

Front Garden

A large block paved drive affording ample off street parking and giving access to the garage. There is a central raised rose bed and well stocked flower and shrub borders.

Garage 17'9 x 15'7 (5.41m x 4.75m)

Remote control up and over door. Rear aspect double glazed window. Power and light.

Rear Garden

The rear garden is a magnificent feature of the property extending from the back of the house to approximately 7 feet and then sweeping round behind the house towards the pool room. Principally laid to lawn with a paved patio area with established shrubs tight to the boundaries and studded with mature trees. Adjacent to the conservatory and pool room there is an additional paved sun terrace.



Energy Performance Certificate



11, Oak Way, HARPENDE, AL5 2NT

Dwelling type: Detached house
Date of assessment: 13 October 2017
Date of certificate: 14 October 2017

Reference number: 8193-8575-3429-8197-9033
Type of assessment: RdSAP, existing dwelling
Total floor area: 389 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

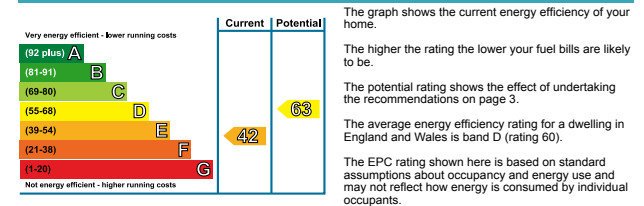
Estimated energy costs of dwelling for 3 years:	£ 14,433
Over 3 years you could save	£ 4,641

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 729 over 3 years	£ 390 over 3 years	
Heating	£ 13,026 over 3 years	£ 8,991 over 3 years	
Hot Water	£ 678 over 3 years	£ 411 over 3 years	
Totals	£ 14,433	£ 9,792	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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 Cavity wall insulation	£500 - £1,500	£ 996	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 270	✓
3 Low energy lighting for all fixed outlets	£190	£ 282	✓

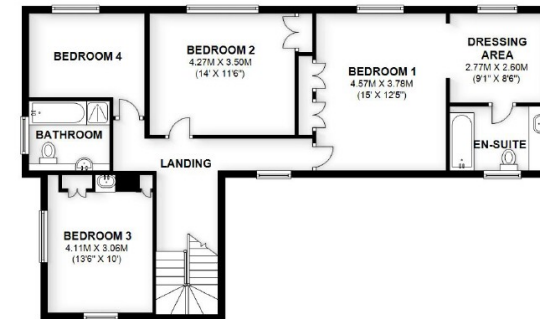
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

GROUND FLOOR
APPROX. 280.1 SQ. METRES (9015.2 SQ. FEET)



FIRST FLOOR
APPROX. 89.2 SQ. METRES (960.0 SQ. FEET)



TOTAL AREA: APPROX. 369.3 SQ. METRES (3975.1 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.

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
Visit us at 36 High Street, Harpenden, Herts AL5 2SX
Email enquiries@johncurtis.co.uk