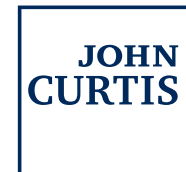




3 Salisbury Avenue, Harpenden, Hertfordshire AL5 2QQ

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Valuers, Estate & Lettings Agents



3 Salisbury Avenue Harpenden, Hertfordshire

A handsome detached home located in the heart of the 'Avenues' offering accommodation over three floors occupying a wide plot and south westerly rear garden.

We are delighted to offer for sale this period property which boasts spacious family accommodation. This fine home has some delightful features including high cornice ceilings, fireplaces, original architrave and skirting. It offers a tremendous amount of potential for extension to the side and rear, subject to planning permission.

Salisbury Avenue is located within walking distance of the centre of Harpenden which offers a comprehensive range of shops and a mainline railway station and service into London. The property is also in catchment for excellent junior and secondary schools. Harpenden is well noted for social facilities, various golf courses, sports centre while the town itself enjoys a fine selection of good restaurants, bars and cafés.

Price guide £2,250,000



Entrance Porch

With original mosaic tiling. Glazed door opening into:

Entrance Hall

High cornice ceiling. Radiator. Stairs leading to first floor landing. Door into:

Dining Room 16'5 into bay window x 12'4 (5.00m into bay window x 3.76m)

High cornice ceiling with original picture rail. A grand room with box bay sash window overlooking front of the property. Parquet flooring. Attractive marble fire surround.

Living Room 28'9 x 12'2 (8.76m x 3.71m)

High cornice ceiling with original picture rail. Box sash bay window overlooking front of property. Radiators. Two sash windows to side. Attractive marble fireplace. Wall light point. Door opening into:

Garden Room 11'4 x 8'1 (3.45m x 2.46m)

Timber and glazed construction with door onto the patio.

Kitchen/Breakfast Room 18'4 x 9'10 (5.59m x 3.00m)

Comprises a range of base units with work surfaces. Single bowl, double drainer sink with cupboard under. Space for breakfast table. Electric cooker point. Cupboards built into chimney breast. Wall mounted central heating boiler. Door into:

Inner Lobby

Storage cupboard. Steps down into:

Cellar 14'8 x 6'0 (4.47m x 1.83m)

Light and power. Gas & electric meters.

Workshop 19'10 x 11'10 (6.05m x 3.61m)

Door from Inner Lobby onto this room. Window to front. Double doors into rear garden with further door to side opening onto the front garden. Light and power. Butler sink. Door to W.C. This room could potentially be converted into a further reception room.

FIRST FLOOR

Landing

Cloakroom

Low level flush W.C. Corner wash hand basin. Window to side. Radiator.

Bedroom One 18'4 x 16'10 into bay window max (5.59m x 5.13m into bay window max)

A grand room with cornice ceiling. Box sash window overlooking front. Radiator. Exposed timber flooring. Original fireplace. Cupboard built into alcove.

Bedroom Two 16'10 x 12'4 (5.13m x 3.76m)

High cornice ceiling. Sash bay window to front. Radiator. Exposed timber flooring. Cupboard built into alcove.

Bedroom Three 12'5 x 11'4 (3.78m x 3.45m)

Window overlooking rear garden. Picture rail. Radiator. Wash basin built into vanity unit.

Family Bathroom 11'8 x 9'9 max into recess (3.56m x 2.97m max into recess)

Window overlooking rear garden. Radiator. Tiled panel bath with hot and cold chrome mixer tap and shower attachment and shower curtain above. Low level flush W.C. Wash basin with pedestal. Picture rail. Airing cupboard housing lagged hot water cylinder with shelving above.

Laundry Room 6'3 x 5'11 (1.91m x 1.80m)

Window to rear. Space and plumbing for washing machine. Radiator. Hanging space.

Stairs from Landing to Second Floor

With window to side at half turn

Landing

Small storage cupboard.

Bedroom Four 18'0 plus window recess x 13'0 (5.49m plus window recess x 3.96m)

Window to front and Velux window to side. Radiator. Eaves storage.

Bedroom Five 10'0 x 10'0 (3.05m x 3.05m)

Window to front and Velux window. Radiator. Access to small loft area.

Bedroom Six 7'5 x 7'3 (2.26m x 2.21m)

This room has potential as a bathroom. Skylight window to rear. Wash basin. Radiator.

OUTSIDE

Front Garden

Parking for three cars. Lawn area, well stocked and attractive flower beds. Car port. Access to garage. Access down side of property leading to:

Rear Garden

Superb feature of the property. Mainly laid to lawn with an abundance of well stocked shrubs and flower beds. South West facing. Patio adjacent to the rear of the property.

Garage 16'7 x 8'5 (5.05m x 2.57m)

Brick built with pitched tiled roof. Light and power. Small window to rear.



Energy Performance Certificate



3, Salisbury Avenue, HARPENDEN, AL5 2QQ

Dwelling type: Detached house
Date of assessment: 09 May 2017
Date of certificate: 09 May 2017

Reference number: 0258-2811-7353-9603-3635
Type of assessment: RdSAP, existing dwelling
Total floor area: 226 m²

Use this document to:

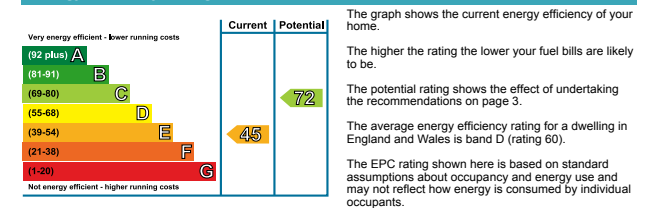
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,760
Over 3 years you could save	£ 3,579

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 306 over 3 years	
Heating	£ 7,794 over 3 years	£ 4,608 over 3 years	
Hot Water	£ 468 over 3 years	£ 267 over 3 years	
Totals	£ 8,760	£ 5,181	

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

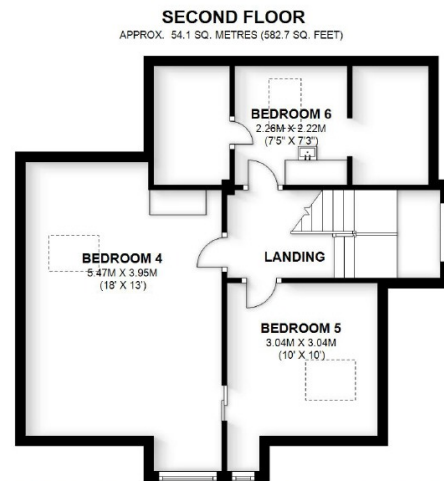
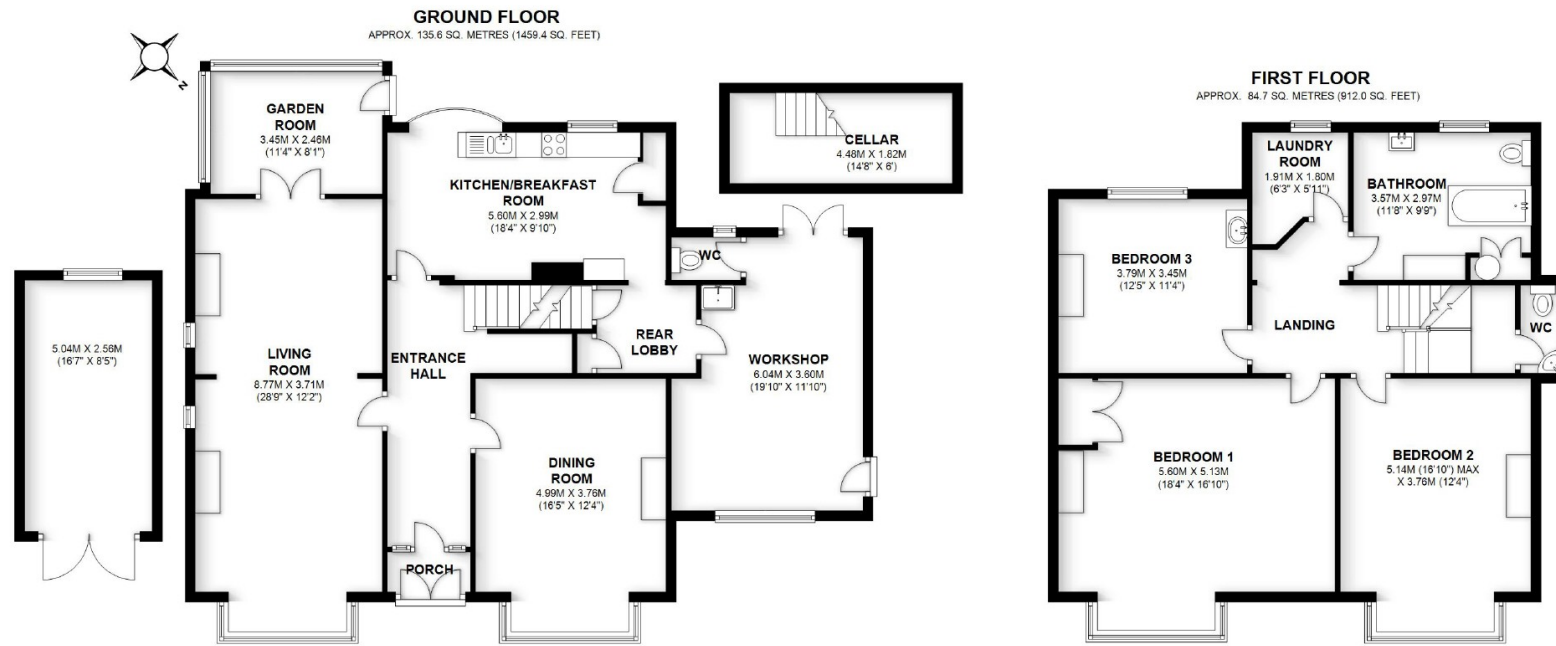


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 852	✓
2 Cavity wall insulation	£500 - £1,500	£ 1,554	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 285	✓

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.



TOTAL AREA: APPROX. 274.4 SQ. METRES (2954.1 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
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