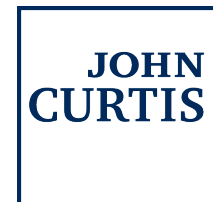




Rosebery Avenue, Harpenden, Hertfordshire, AL5

[www.johncurtis.co.uk](http://www.johncurtis.co.uk)

Valuers, Estate & Lettings Agents



# First Floor Maisonette in the Avenues

**Asking Price £795,000** Freehold

## Description

A delightful bright and airy self contained first floor maisonette, in the heart of the Avenues area of Harpenden.

This special apartment has the rare advantage of both a garage, parking and a large private lawned garden, an extreme rarity, particularly in such a central location.

For comfort and economy both gas fired central heating and double glazing are featured throughout.

Harpenden is well noted for its excellent choice of schools, sports and social facilities, various clubs and a comprehensive range of restaurants and bars. Harpenden benefits from a main line train service to St. Pancras International. The City, Gatwick Airport and beyond, to Brighton.

## Entrance Porch

Part glazed timber door to front. Fully glazed timber door to rear. Coconut matting. Security system. Further glazed timber door to:

## Entrance Hall

Stairs to First Floor. Door to Garage.

## Garage

Timber up and over door. Light and power. Window to side. Wall mounted gas boiler.

## First floor landing

Recessed storage cupboard. Recessed cloaks cupboard. Radiator. Hatch to loft space. Doors to:

## Living Room

Delightfully bright and airy room with large window to front. Further window to side and double glazed door opening on to private roof terrace. TV and telephone points. Wall light points. Entryphone handset. Further door to:

## Kitchen

Refitted kitchen comprising one and a half bowl sink unit with mixer tap over and storage cupboard below. Further comprehensive range of wall and floor units. Laminate roll top work surfaces with ceramic tiled splashbacks. Fitted Zanussi cooker with electric hob, oven and grill with extractor hood over. Fully integrated Neff dishwasher. Further space for fridge, freezer and washing machine. Radiator. Large window to front.

## Bedroom One

Window to rear overlooking gardens. Recessed wardrobe cupboard. Radiator.

## Bedroom Two

Window to rear overlooking gardens. Recessed wardrobe cupboard. Coving. Radiator.

## Bedroom Three/Study

Window to rear overlooking gardens. High level storage units. Radiator.

## Bathroom

White suite comprising panelled bath with thermostatic shower over head with fitted glazed screen. Close coupled WC. Pedestal wash hand basin with ceramic tiled splashbacks. Radiator. Frosted window to rear. Extractor.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72		74
England, Scotland & Wales		EU Directive 2002/91/EC

## Loft Space

This apartment benefits from an enormous roof area, currently accessed via a pull down ladder from the landing, and it is our opinion that this offers potential for conversion to residential space, subject of course to the usual local authority planning consents.

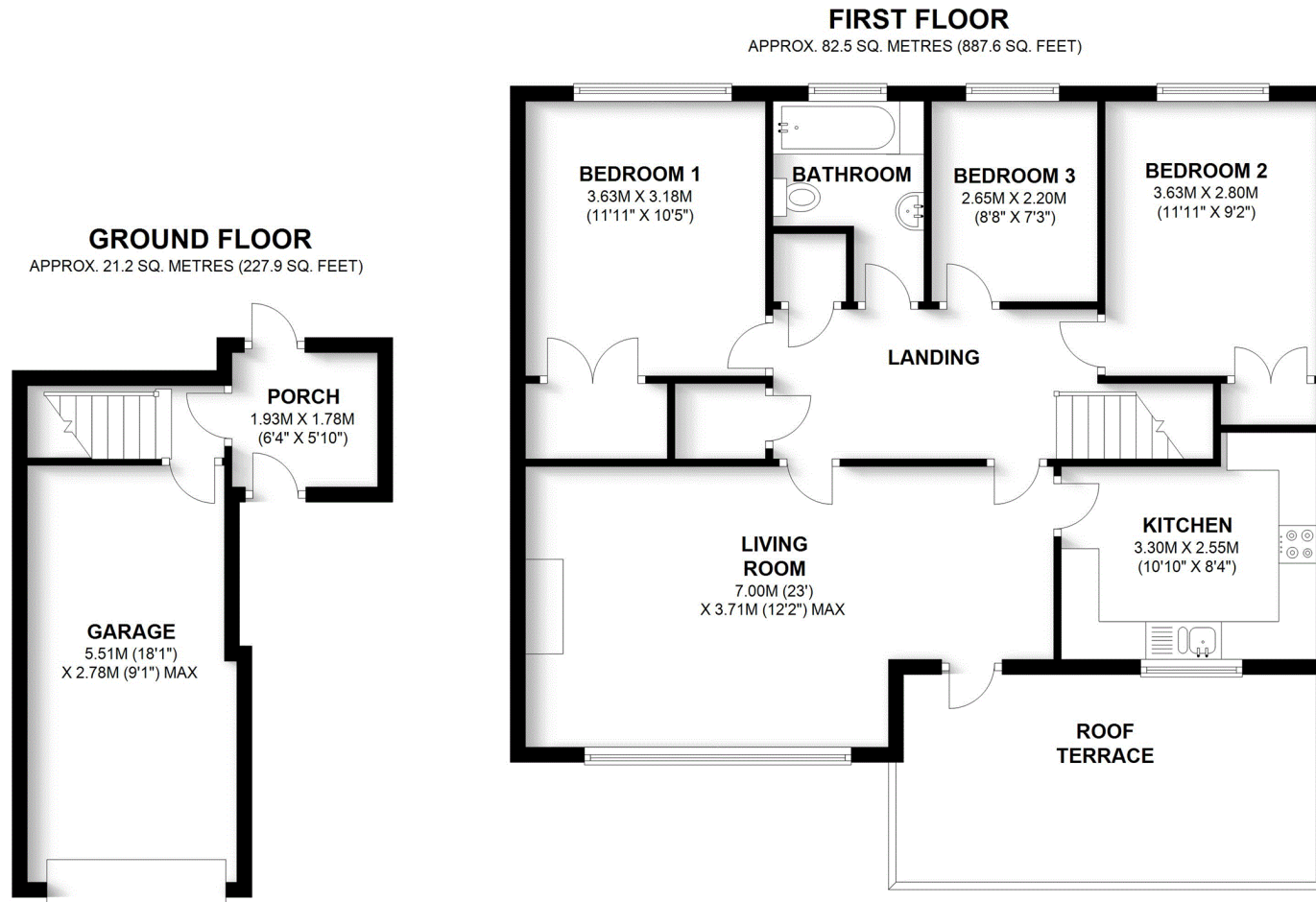
## Front Garden

Driveway providing off street parking, together with block paved path leading to front door.

## Rear Garden

This quite delightful feature of the property extends to approximately 60ft in length and comprises a carpet of lawn and well tended flower and shrub borders. Privacy comes via mature planting, together with close boarded timber fencing. Outside storage cupboard. Gated side access. Outside lighting





TOTAL AREA: APPROX. 103.6 SQ. METRES (1115.6 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.

