





Property Description

An exceptional, and highly individual detached Victorian family home which has been beautifully restored and refurbished to a very high standard by the present owner, located close to the sought after Harpenden Common and local shops and schools. Offering a wealth of character with a modern twist. Accommodation comprises of a formal lounge, stunning open plan kitchen/dining/family room overlooking the southerly facing rear garden, utility room and downstairs cloakroom. The first floor has three double bedrooms with en-suite and family shower rooms. Outside there is a private driveway giving off road parking for 2/3 vehicles, and beautiful south east facing rear garden in excess of 100ft with 20ft self-contained log cabin. Planning has previously been granted to add a two-storey extension (Lapsed) NO ONWARD CHAIN.

Entrance Hall

Tiled and wood flooring, Victorian style radiator, understairs cupboard, stairs to first floor,

Lounge

Irregular Shaped Room 16' 6" x 12' 11" (5.03m x 3.94m)

Wood flooring, Victorian radiator, feature fireplace with wood burner, decorative picture rail, built in shelving, sash bay window to front.

Kitchen/Family/Dining Room

Irregular Shaped Room 20' 10" x 14' (6.35m x 4.27m)

A stunning open plan room with tiled flooring, two Victorian style radiators, sash windows to side and rear, bi fold doors opening to a spacious entertaining area, a comprehensive range of built in wall and base units with complementary worktops incorporating a one and half sink unit, breakfast bar, integral fridge/freezer and dishwasher, additional display units,

Utility Room

Irregular Shaped Room 7' 3" x 3' 6" (2.21m x 1.07m)

Window and door to rear, radiator, built in cupboards to one wall housing the washing machine and tumble dryer, recently installed ideal combi boiler.

Cloakroom

Irregular Shaped Room 5' 10" x 2' 2" (1.78m x 0.66m)

Tiled floor, low level w/c, wash basin, skylight window, radiator, built in shelving.

First Floor Landing

Sash window to rear, hatch to loft, small storage cupboard, picture rail, Victorian style radiator.

Bedroom One

Irregular Shaped Room 14' 1" max x 9' 11" (4.29m max x 3.02m)

Bay window to front with wooden blinds, radiator, built in wardrobes with shelving to side.

Bedroom Two

Irregular Shaped Room 10' 11" x 10' 7" (3.33m x 3.23m)

Window to rear, radiator, picture rail.

Bedroom Three

Irregular Shaped Room 9' 11" x 9' 1" (3.02m x 2.77m)

Window to rear, radiator, picture rail.

Family Shower Room

Irregular Shaped Room 8' 11" x 7' 6" (2.72m x 2.29m)

(Easily converted back if required) Tiled floor, part tiled walls, low level w/c, large wash basin. corner shower cubicle, window to front with wooden shutters, Victorian style heated towel rail, display cupboard and shelving.

Log Cabin

Irregular Shaped Room 20' 2" max x 12' 7" (6.15m max x 3.84m)

Wooden flooring, windows to front and side, separate fuse box and mains sewage.

En-Suite Shower Room

Shower cubicle, low level w/c, wash basin, heated towel rail, window to side.

Outside

The property is approached via a private driveway giving off road parking for 2/3 vehicles, with gated side access leading to the rear. A spacious entertaining and private sun bed area. Shed. Formal lawned area in excess of 100ft which leads to the Log Cabin.

Agents Note

Please note that there are additional extras to mention of a water softener, full NEST central heating system, Zoom controlled security cameras, newly installed Ideal combi boiler, rewired throughout and new roof. Planning has previously been granted for a double storey rear extension which has currently lapsed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

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