



38 Dale Avenue Gustard Wood, AL4 8LS

An impressive detached residence which has been skilfully modernised, extended and remodelled, providing the perfect family home. Set in the well regarded Gustard Wood, the property is conveniently located for easy access to the historic Mid Herts Golf Club, charming Cross Keys country pub and beautiful countryside walks. Notable features include a superb kitchen/dining/family room and master bedroom with dressing room and en-suite shower room.

Guide price £1,275,000

38 Dale Avenue

Gustard Wood, AL4 8LS



- Well presented detached residence with skilfully remodelled interior
- Living room and play room
- Utility Room, Cloakroom and shower room on the ground floor
- Master bedroom with en suite shower room and dressing room and Aircon, 3 further bedrooms and family bathroom
- South facing rear garden
- Central Harpenden and station (3.8 miles), Wheathampstead (1.9 miles), Budgens Kimpton 1.7 miles
- Double width garage and generous parking on the drive
- Air conditioning to four of the principal rooms

GROUND FLOOR

Entrance Hall

Shower Room

Living Room

14'6 x 12'7 (4.42m x 3.84m)

Playroom

11'11 x 8'10 (3.63m x 2.69m)

Cloakroom

Kitchen/Dining/Family Room

32'6 x 23'6 (9.91m x 7.16m)

Utility Room

8'1 x 4'10 (2.46m x 1.47m)

FIRST FLOOR

Landing

Master Bedroom

22'5 x 11'4 (6.83m x 3.45m)

En Suite Shower Room

Dressing Room

Bedroom Two

12'9 x 10'7 (3.89m x 3.23m)

Bedroom Three

12'11 x 9'1 (3.94m x 2.77m)

Bedroom Four

13'3 x 7'5 (4.04m x 2.26m)

Family Bathroom

EXTERNALLY

Garage 1

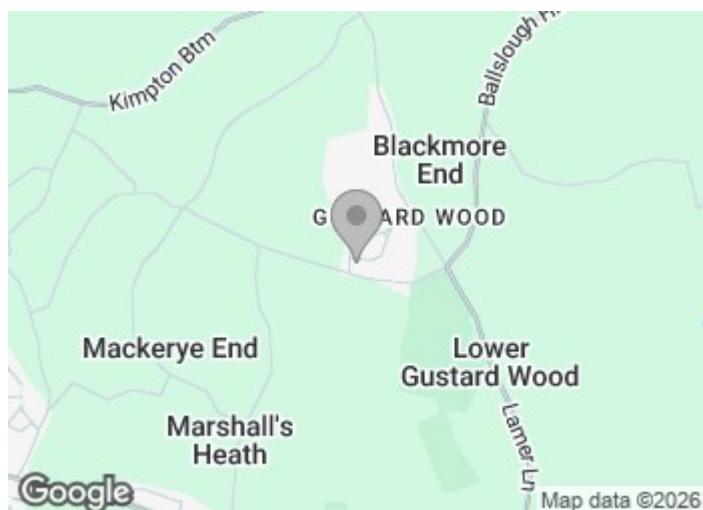
19'11 x 8'6 (6.07m x 2.59m)

Garage 2

14'8 x 8'10 (4.47m x 2.69m)

Drive Parking Area

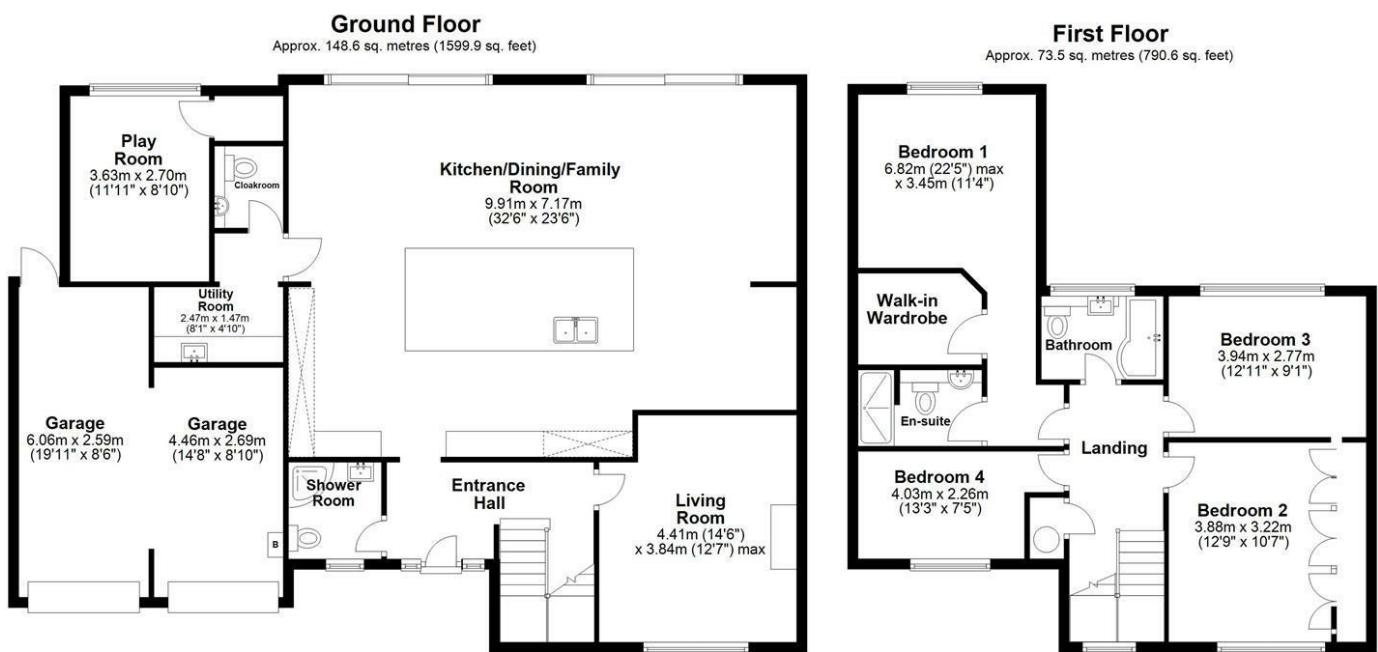
Rear Garden (South Facing)



Directions



Floor Plan



Total area: approx. 222.1 sq. metres (2390.5 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	