



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

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- Well presented detached residence with skilfully remodelled interior
 - Utility Room, Cloakroom and shower room on the ground floor
 - South facing rear garden
- Living room and play room
 - Master bedroom with en suite shower room and dressing room and Aircon, 3 further bedrooms and family bathroom
 - Central Harpenden and station (3.8 miles), Wheathampstead (1.9 miles), Budgens Kimpton 1.7 miles)
- Superb Kitchen/Dining/Family Room with a fine fitted kitchen with aircon, island unit and a compliment of integrated appliances
 - 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

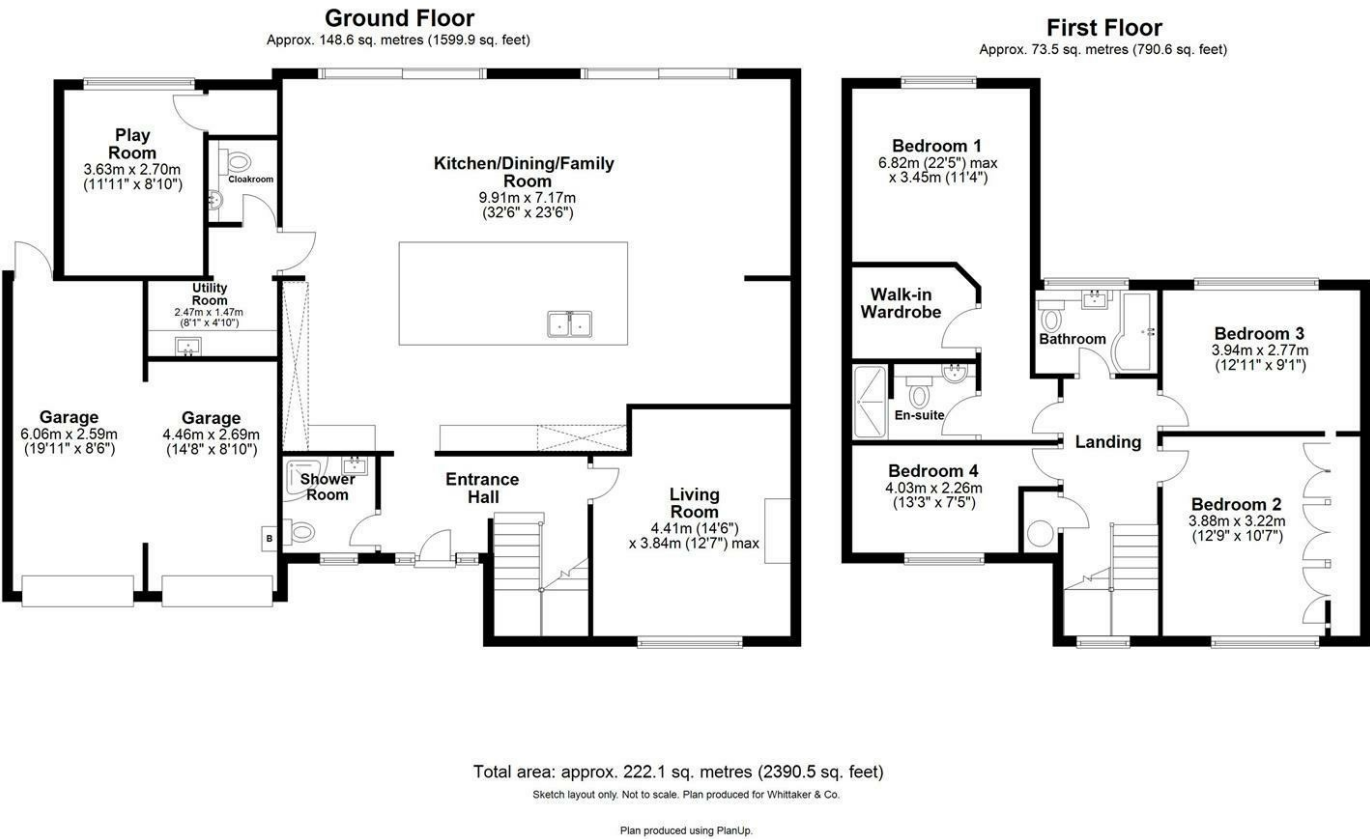
Rear Garden (South Facing)



Directions



Floor Plan



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