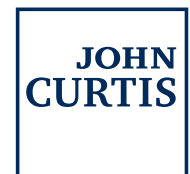




10 Clarendon Road, Harpenden, Hertfordshire AL5 4NT

**[www.johncurtis.co.uk](http://www.johncurtis.co.uk)**  
Valuers, Estate & Lettings Agents





## 10 Clarendon Road Harpenden, Hertfordshire

A spacious four bedroom family home, located within this well regarded and popular residential area.

This fine home offers good and versatile accommodation and is situated in an area within walking distance of the station and the town centre. The property also enjoys the benefit of being within easy access of excellent junior and secondary schools.

Harpenden is well noted for its excellent social facilities including various clubs and associations, golf courses, sports centre and swimming pool. The town itself enjoys a fine selection of good restaurants, bars and cafés.

**Price guide £755,000**



### Entrance Porch

Double glazed front door opening to:

### Entrance Hall

Radiator. Cupboard housing gas and electric meters.

### Shower Room 5'8 x 5'10 (1.73m x 1.78m)

Corner shower. Contemporary wash hand basin with chrome mixer taps, sitting on top of vanity unit with mirrored cabinet above. Fully tiled walls. Heated chrome towel rail. Shaving point. Downlighters. Double glazed window to side.

### Cloakroom

Low level WC. Frosted double glazed window to side. Radiator.

### Kitchen/Breakfast Room 19'2 x 9'8 (5.84m x 2.95m)

Double glazed window to rear and side of property. Excellent range of base and wall mounted fitted units with ample work surfaces. Single drainer one and a half bowl sink with hot and cold mixer taps and cupboards under. Integrated dishwasher. Double oven. Gas hob with extractor hood above. Integrated fridge freezer. Space and plumbing for washing machine. Wall mounted gas central heating boiler. Two radiators. Large area for breakfast table and chairs. Further cupboards with shelving housing the hot water cylinder. Double glazed door to the side of the property.

### Living/Dining Room 22'2 x 14'1 (6.76m x 4.29m)

Double glazed sliding patio doors opening to raised decked area. Attractive brick fireplace with a solid fuel burning stove. TV point. Bookshelves and cabinet built into alcove. Radiators. Area for dining table and chairs. Double glazed window to side. Radiator. Stairs leading up to first floor landing.

### Bedroom Three 12'1 x 12'6 (3.68m x 3.81m)

Double glazed window to front. Radiator. Built in cupboard/wardrobe with louvred doors.

### Bedroom Four 14'4 x 11'3 (4.37m x 3.43m)

Double glazed bay window to front. Radiator. Downlighters.

## FIRST FLOOR

### Landing

Doors to:

### Bedroom One 18'10 x 9'10 (5.74m x 3.00m)

Double glazed window overlooking the rear garden. Radiator. Range of fitted wardrobes with mirrored sliding doors. Wash basin built into an attractive vanity unit with chrome fittings.

### Bedroom Two 11'11 x 9'10 (3.63m x 3.00m)

Double glazed window to front. Radiator. Built in cupboard.

### WC

Low level WC. Skylight window.

## OUTSIDE


### Front Garden

Neatly laid to lawn. Hard standing for one vehicle. Access down the side of the property leading through to:

### Rear Garden

Fully enclosed and private. Mature, with raised decked area to the rear of the property. Well stocked shrub and flower borders. Lawn area. Crazy paved patio. Further decking to the rear of the garden. Greenhouse and timber shed.



**Energy Performance Certificate**

10, Clarendon Road, HARPENDEN, AL5 4NT


Dwelling type: Detached bungalow  
Date of assessment: 21 April 2015  
Date of certificate: 21 April 2015

Reference number: 2298-7049-7234-3755-3964  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 127 m<sup>2</sup>

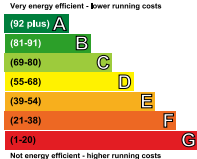
Use this document to:

- 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: | £ 3,414 |
| Over 3 years you could save                     | £ 663   |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings   |
| Lighting                            | £ 387 over 3 years   | £ 213 over 3 years   | <br>You could save £ 663 over 3 years |
| Heating                             | £ 2,589 over 3 years | £ 2,277 over 3 years |  |
| Hot Water                           | £ 438 over 3 years   | £ 261 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 3,414</b>       | <b>£ 2,751</b>       |  |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



| Energy Efficiency Rating  |   |         |           |    |    |
|---|---|---------|-----------|----|----|
|  | <table><tr><th>Current</th><th>Potential</th></tr><tr><td>65</td><td>80</td></tr></table> | Current | Potential | 65 | 80 |
| Current   | Potential   |         |           |    |    |
| 65  | 80  |         |           |    |    |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

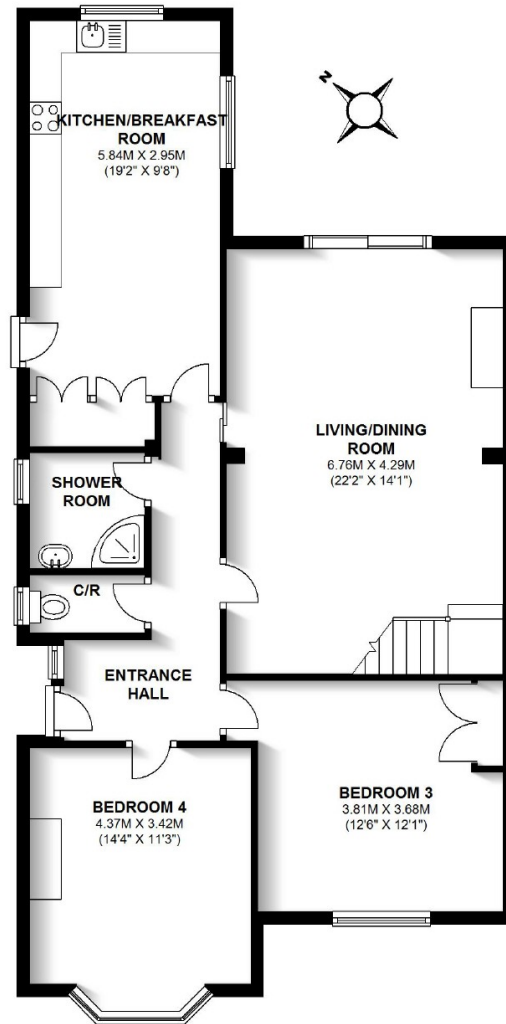
| Top actions you can take to save money and make your home more efficient |                 |                              |   |
|--|-----------------|------------------------------|---|
| Recommended measures   | Indicative cost | Typical savings over 3 years | Available with Green Deal   |
| 1 Floor insulation (solid floor)   | £4,000 - £6,000 | £ 228                        |  |
| 2 Low energy lighting for all fixed outlets                              | £75             | £ 150                        |   |
| 3 Heating controls (thermostatic radiator valves)                        | £350 - £450     | £ 126                        |  |

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

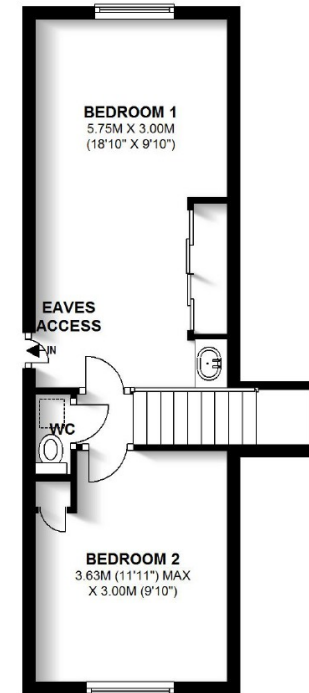
## GROUND FLOOR

APPROX. 89.6 SQ. METRES (964.3 SQ. FEET)



## FIRST FLOOR

APPROX. 32.1 SQ. METRES (345.0 SQ. FEET)



TOTAL AREA: APPROX. 121.6 SQ. METRES (1309.3 SQ. FEET)

For Identification purposes, not to scale.

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  
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](mailto:enquiries@johncurtis.co.uk)