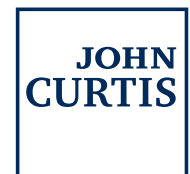




8 Clarendon Road, Harpenden, Hertfordshire AL5 4NT

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents



8 Clarendon Road Harpenden, Hertfordshire

A handsome bay fronted 1909 built Edwardian villa, which has been owned by the seller since 1964.

Beyond the handsome red brick and pebbledash elevations, you will find generous proportions to all three storeys and it is our opinion that this home offers fantastic potential for cosmetic improvement and enhancement, together with extension work (subject to the usual local authority planning consents). To the rear of the property is a generous garden offering a supreme degree of privacy, thanks to its maturity. For convenience, there is off street parking and a garage to the side.

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

Price guide £1,300,000



Entrance Porch

Timber door with glazed inserts and window over. Coat pegs with storage shelf over. Further glazed timber door to:

Entrance Hall

Decorative coving. Wall mounted thermostat. Further doors leading to:

Shower Room

Classic white suite comprising step in shower cubicle with fitted thermostatic shower, close coupled WC and wall mounted wash hand basin with ceramic tiled splashback.

Living Room

Box bay window to front with sliding sash windows. Beautiful polished stone fire surround with matching hearth and open working grate. Decorative cornice. Radiator.

Dining Room

Accessed via a door from the Entrance Hall. Decorative cornice. Radiator. Glazed double doors leading to:

Conservatory/Sun Room

Timber and double glazed construction. This room affords fantastic views over the rear garden. Ceramic tiled floor. Light and power. Ceiling light fan. Door to side.

Kitchen/Breakfast Room

Units comprising single drainer moulded sink unit with mixer tap over and storage cupboard below. Further range of both wall and floor units. Timber edged laminate work surfaces with ceramic tiled splashbacks. Built in four ring gas hob and built in electric oven. Plumbing and space for automatic dishwasher. Large understairs larder area with quarry tiled flooring. Ample space for table and chairs in the breakfast area, together with further storage units and shelves over. Airing cupboard housing hot water system and boiler. TV point. Two windows to side. Window to rear. Part glazed door to side. Doorway leading to:

Walk-in Pantry

Sash window to front. Quarry tiled flooring. Further appliance space and ample shelving units.

FIRST FLOOR

Landing

Approached via staircase from the Entrance Hall. Sliding sash window to side. Two sets of double built in wardrobe cupboards. Radiator. Further doors to:

Bedroom One

Two sets of sash windows to front. Double recessed wardrobe cupboards. Radiator. Opening to:

En Suite Shower Room

Walk in shower. Close coupled WC and wash hand basin with mirror over. Heated towel rail.

Bedroom Two

Two sliding sash windows to rear. Double recessed wardrobe cupboard. Radiator.

Bedroom Three

Two sliding sash windows to rear. TV and telephone points.

Bathroom

White suite comprising panelled bath with mixer tap and shower spray over. Pedestal wash hand basin and close coupled WC. Floor mounted heated tubular chrome towel rail. Full height linen cupboard with fitted shelving. Sash windows to both front and side.

SECOND FLOOR

Landing

Approached via staircase from the first floor landing. Sash window to side. Radiator. Access to roof space. Further door to:

Bedroom Four

Sliding sash window to rear. Built in storage cupboard. Radiator.

Bedroom Five

Sliding sash window to rear. Radiator.

Eaves Storage Space

There is a door on the landing accessing a huge walk-in eaves storage cupboard, which subject to planning, we believe would make ideal scope to house a further bathroom. Light and power.

EXTERIOR

Front Garden

Block paved driveway providing off street parking. Flower and shrub borders.

Garage

Timber up and over door. Light and power. Working area to the rear with built in workbenches, double doors to side. Light and power. Eaves loft over and personal door to Hallway.

Rear Garden

This delightful feature of the property extends to approximately 80ft in length and comprises a mature area laid to lawn flanked by well stocked flower and shrub borders and specimen trees offering a good degree of privacy. Greenhouse. Gated side access.



Energy Performance Certificate

8, Clarendon Road, HARPENDEN, AL5 4NT

Dwelling type:Detached house

Date of assessment:18 August 2015

Date of certificate:18 August 2015

Reference number:0808-2838-7988-9095-4281

Type of assessment:RdSAP, existing dwelling

Total floor area:189 m²

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:		£ 5,499
Over 3 years you could save		£ 1,899

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 297 over 3 years	<div>You could save £ 1,899 over 3 years</div>
Heating	£ 4,692 over 3 years	£ 3,033 over 3 years	
Hot Water	£ 444 over 3 years	£ 270 over 3 years	
Totals	£ 5,499	£ 3,600	

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

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

Current

Potential

60

79

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).

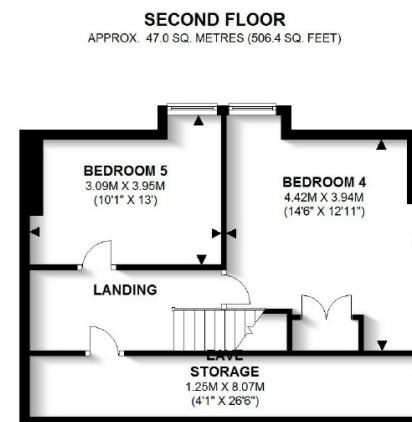
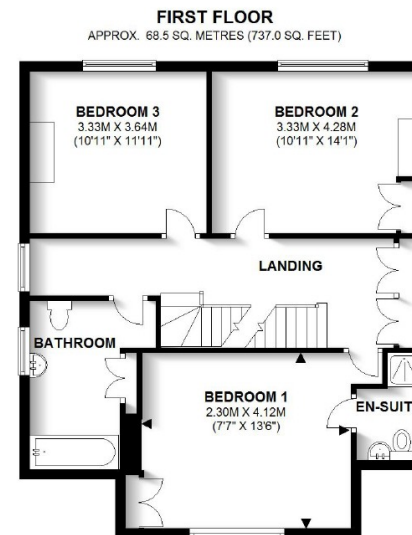
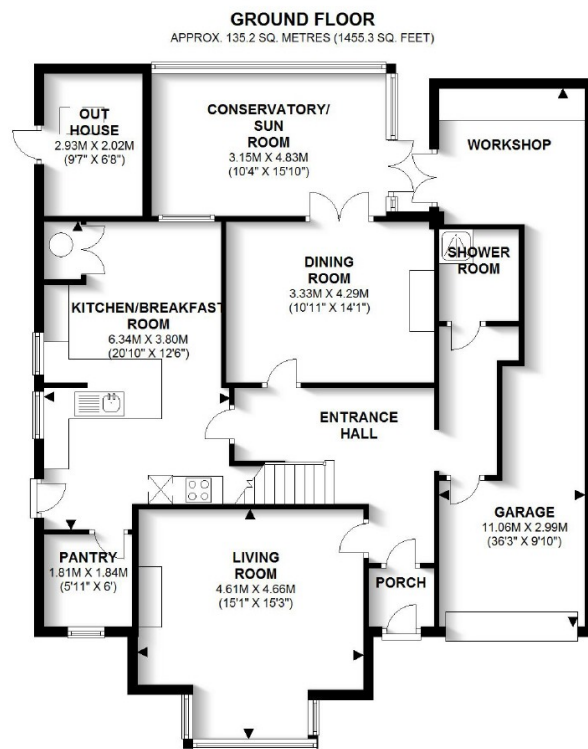
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,215	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 168	
3 Low energy lighting for all fixed outlets	£25	£ 63	

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 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.

Page 1 of 4



TOTAL AREA: APPROX. 250.7 SQ. METRES (2698.7 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