

30 Welbeck Rise, Harpenden, Hertfordshire AL5 1SN

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# 30 Welbeck Rise Harpenden, Hertfordshire

We are delighted to offer for sale this three bedroomed family home, located in a small quiet cul-de-sac of just four properties with no upper chain.

Close by are some wonderful walks into open countryside, as well as having all the local amenities at Southdown within walking distance. For comfort and economy, both gas fired central heating and replacement double glazing are featured throughout and for convenience, there is off street parking. More detailed notes are to be found as set below and should be read in conjunction with the floorplan.

Harpenden is well noted for its excellent choice of schools, sports and social facilities, various clubs and a comprehensive range of restaurants and bars.

Harpenden benefits from a main line train service to St. Pancras International and beyond, to Brighton.













## £520,000



#### **Entrance Hall**

Double glazed door to front with glazed inserts. Telephone point. Dado rail. Wall mounted electric consumer unit. Understairs storage cupboard. Radiator. Doors to:

## Cloakroom

White suite comprising close coupled WC and wash hand basin with cupboard below and mixer tap over. Half height ceramic tiling to walls. Frosted window to front.

## **Living Room**

Dual aspect room with patio doors to both rear and side. TV and telephone points. Coving. Wall light points. Two radiators.

### **Kitchen**

Re-fitted kitchen with units comprising single drainer stainless steel sink unit with mixer tap and separate filtered tap over and storage cupboard below. Further comprehensive range of both wall and floor units. Laminate roll top work surfaces with ceramic tiled splashbacks. Plumbing and space for automatic washing machine and tumble dryer. Space for larder style fridge freezer. Water softener. Double glazed door to garden.

## Family Room/Bedroom Four

Window to front. Access to roof space. Radiator. Telephone point. Further door to:

### **Shower Room**

Oversized shower cubicle with fitted Triton electric power shower. Pedestal wash hand basin and close coupled WC. Frosted window to rear. Extractor vent. Wall mounted heated tubular towel rail.

## FIRST FLOOR

## Landing

Approached via staircase from the Entrance Hall. Loft access. Airing cupboard housing pre-lagged copper hot water cylinder with ample shelving. Further doors to:

### **Bedroom One**

Window to front. Extensive range of built in wardrobe cupboards and storage units. Coving. Radiator.

#### **Bedroom Two**

Window to side. Coving. Radiator.

## **Bedroom Three**

Window to rear. Coving. Radiator.

#### **Bathroom**

Re-fitted white suite comprising panelled bath with Aqualisa electric power shower over and fitted glass shower screen. Close coupled WC and wash hand basin with mixer tap over and storage cupboard below. Full ceramic tiling to walls. Wall mounted heated tubular towel rail. Frosted window to front.

## **EXTERIOR**

#### **Front Garden**

Block paved drive, providing off street parking for two vehicles. Outside lighting.

### Rear Garden

This delightful feature of the property wraps around the rear and side of the house and comprises an area laid to lawn, together with a mature range of well tended flower and shrub borders. Privacy comes via a range of both close boarded timber fencing together with mature evergreen planting. Gated side access. Outside tap. Outside lighting.



#### **Energy Performance Certificate**



#### 30, Welbeck Rise, HARPENDEN, AL5 1SN

Dwelling type:	Detached house			Reference number:	8075-7920-3499-9971-4996
Date of assessment:	19	October	2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	20	October	2015	Total floor area:	100 m <sup>2</sup>

Use this document to

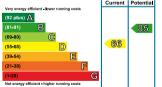
Compare current ratings of properties to see which properties are more energy efficient
 Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,829
Over 3 years you could save	£ 813

#### 

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**



The graph shows the current energy efficiency of you 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 is 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	£ 174	<b>O</b>
2 Low energy lighting for all fixed outlets	£40	£ 72	
3 Heating controls (room thermostat)	£350 - £450	£ 147	<b>Ø</b>

#### See page 3 for a full list of recommendations for this proper

no min our 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 make your home warmer and cheaper to run at no up-front cost.

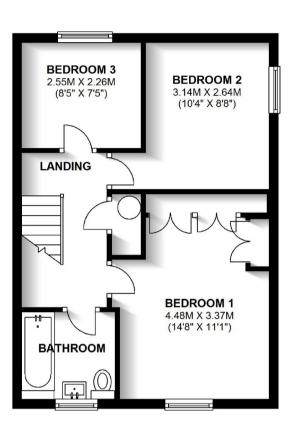
## **GROUND FLOOR**

APPROX. 58.1 SQ. METRES (624.9 SQ. FEET)



## **FIRST FLOOR**

APPROX. 40.6 SQ. METRES (436.6 SQ. FEET)



TOTAL AREA: APPROX. 98.6 SQ. METRES (1061.5 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