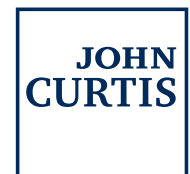




65 Grove Road, Harpenden, Hertfordshire AL5 1EN

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



65 Grove Road Harpenden, Hertfordshire

A beautifully presented and spacious end of terrace cottage with off street parking, located in this popular residential area.

This attractive home has stylishly appointed accommodation arranged over two floors. On the ground floor there is a generous living/dining room space with a delightful fireplace, a modern kitchen, separate utility room and cloakroom. Upstairs there are two bedrooms and a large luxury bathroom suite with freestanding bath and separate shower enclosure. To the rear there is a pleasant garden and there is a drive at the side providing off street parking.

Harpenden is well noted for its excellent choice of schools for all age groups. Social requirements are well catered for, including several challenging golf courses, a sports centre, swimming pool, various clubs and associations and a comprehensive range of restaurants and bars. Harpenden benefits from a fast electrified train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

Price guide £450,000



Colonial style front door to:

Living/Dining Room 23' x 12'3 (7.01m x 3.73m)

Feature fireplace with attractive painted wood surround and granite hearth. Front aspect window. Stripped floorboards. Side aspect window. Double glazed rear aspect window. Two radiators. Staircase to first floor with ornate balustrade. Useful understairs storage area with bespoke cupboards. Door to:

Kitchen 10'7 x 7'11 (3.23m x 2.41m)

Excellent range of base and wall mounted units in high gloss white with contrasting wood work surfaces. 1½ bowl stainless steel sink unit with swivel mixer tap. Integrated AEG stainless steel oven with separate AEG 4 ring electric hob and extractor over. Integrated dishwasher. Space for fridge/freezer. Double glazed side aspect window. Double glazed stable door to rear garden. Radiator. Ceiling recessed downlighters. Tiled floor. Multi-pane door to:

Utility Room

Base and wall mounted cupboards with works surface area and inset stainless steel sink unit with swivel mixer tap. Space and plumbing for washing machine. Tiled floor. Double glazed rear aspect window. Door to:

Cloakroom

Close coupled dual flush W.C. Tiled floor. Double glazed frosted window to side.

FIRST FLOOR

Landing

Hatch access to loft space. Original built in landing cupboard.

Bedroom One 12'4 x 10'11 (3.76m x 3.33m)

Feature cast iron fireplace with slate hearth. Front aspect sash window. Radiator. Stripped floorboards.

Bedroom Two 11'7 x 7'1 (3.53m x 2.16m)

Currently set out as a dressing room. Feature cast iron fireplace. Excellent range of fitted wardrobes. Radiator. Double glazed rear aspect window.

Bathroom 10'8 x 7'11 (3.25m x 2.41m)

A stylish and generous bathroom suite comprising, freestanding ball and claw feet bath, pedestal wash hand basin, close couple W.C. Corner shower enclosure. Chrome heated towel rail. Ceramic tiled floor. Part tiled walls. Double glazed part frosted rear aspect window. Ceiling recessed downlighters.

OUTSIDE

Front Garden

Raised garden with planted bed and retaining wall. Path to front door. Gravel driveway to side providing off street parking. Gated access to:

Rear Garden

Patio area, leading to an expanse of lawn bordered by established beds. At the rear there is a timber garden shed.



Energy Performance Certificate

65 Grove Road
HARPENDEN
Hertfordshire
AL5 1EN

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

End-terrace house
11 August 2010
12 August 2010
8708-2897-2829-3496-1803
RdSAP, existing dwelling
72 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	315 kWh/m² per year	310 kWh/m² per year
Carbon dioxide emissions	3.8 tonnes per year	3.7 tonnes per year
Lighting	£61 per year	£38 per year
Heating	£610 per year	£614 per year
Hot Water	£93 per year	£93 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

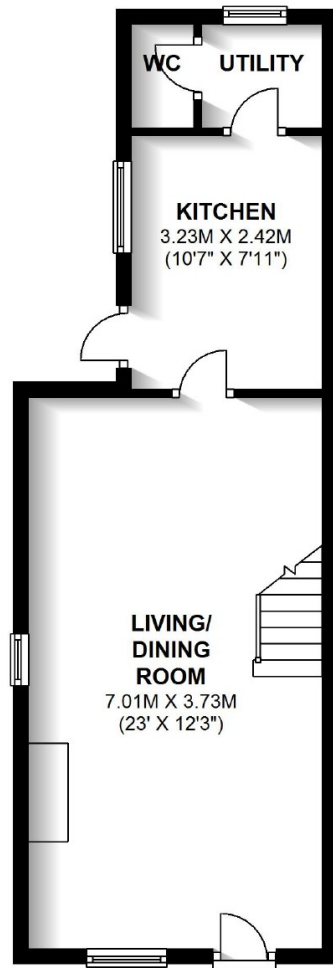
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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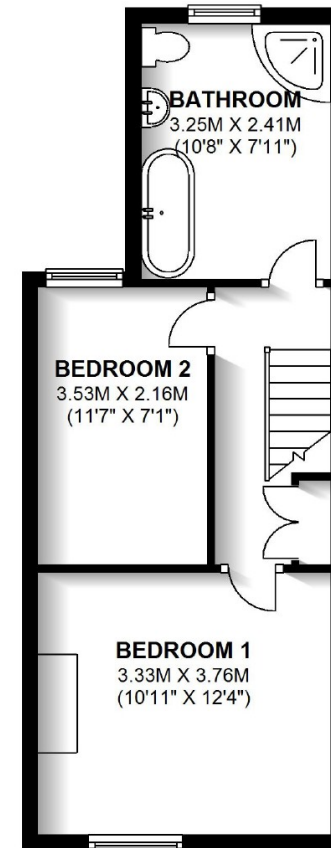
GROUND FLOOR

APPROX. 37.6 SQ. METRES (404.6 SQ. FEET)



FIRST FLOOR

APPROX. 34.1 SQ. METRES (367.4 SQ. FEET)



TOTAL AREA: APPROX. 71.7 SQ. METRES (772.0 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only. Outbuildings are included in the square footage.
Plan produced using The Mobile Agent.

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
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Email enquiries@johncurtis.co.uk