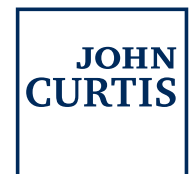




19 Ox Lane, Harpenden, Hertfordshire AL5 4HF

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



19 Ox Lane Harpenden, Hertfordshire

Located in this sought after and convenient residential area, a halls adjoining Edwardian home offering good family accommodation, arranged over three floors.

The property boasts many character features associated with a house of this era, to include high corniced ceilings, attractive fireplaces and high stepped skirtings. The house offers good accommodation, it also has a tremendous amount of potential for further improvement and extension, similar to that of neighbouring properties, subject to permission.

Harpenden is well known for its excellent junior and secondary schools and the town centre, which is within walking distance, offers a comprehensive range of shops and a main line railway station into London.

Price guide £1,175,000



Front door with leaded light stained glass to:

Entrance Hall

Exposed timber flooring. Stairs to first floor landing. Radiator. High corniced ceiling. Understairs cupboard.

Living Room 13'10 x 15'11 into bay (4.22m x 4.85m into bay)

Box bay window to the front of the property. Radiator. High corniced ceiling. Picture rail. Attractive open fireplace with tiled hearth.

Dining Room 14'3 x 10'10 (4.34m x 3.30m)

High cornice ceiling. Picture rail. Fireplace. Exposed timber flooring. Radiators. French doors opening to:

Conservatory 14'11 x 10'10 (4.55m x 3.30m)

Brick and timber construction, with exposed timber flooring. French doors opening to Patio. Door into:

Utility/Wet Room 6'11 x 7'9 (2.11m x 2.36m)

Butler sink with cupboard below. Plumbing and space for washing machine and tumble dryer. Cabinets. Vaulted room with skylight window. Further windows to side. WC. Shower

Breakfast Room 12'5 x 9'10 into recess (3.78m x 3.00m into recess)

Timber flooring. Chimney recess with solid fuel stove. Dresser built into alcove. Further cupboard built into second alcove. Radiator. Sash window to side. Door to:

Kitchen 8'11 x 7'6 (2.72m x 2.29m)

Range of base cupboards. Rayburn stove. Sink with hot and cold mixer taps and cupboards under. Sash window to side. Door to side. Granite work surface. Quarry tiled flooring.

FIRST FLOOR

Landing

Further staircase to Second Floor. Skylight window. Doors to:

Bedroom One 12'11 x 12'6 (3.94m x 3.81m)

Sash window to the front of the property. Radiator. Picture rail. Original fireplace with tiled hearth. Door into Nursery/Study.

Bedroom Two 9'10 x 12'6 (3.00m x 3.81m)

Sash window to side. Radiator. Original fireplace with tiled hearth.

Bedroom Three 10'11 x 10'10 (3.33m x 3.30m)

Sash window to the rear. Radiator. Original fireplace with tiled hearth.

Study/Nursery 8'8 x 5'9 (2.64m x 1.75m)

Sash window to front. Radiator.

Family Bathroom

Roll top bath with hot and cold chrome mixer taps and shower attachment. Wash basin built into vanity unit with cupboards under. Airing cupboard housing Glowarm central heating boiler and shelving. Tiled floor. Part tiled walls. Part frosted sash window to side.

Separate WC

Low level WC. Part frosted sash window to side.

SECOND FLOOR

Bedroom Four 12'11 x 9'9 (3.94m x 2.97m)

Skylight windows to side and front. Eaves storage space. Oak engineered wood flooring. Radiator.

Bedroom Five 14'0 x 9'7 (4.27m x 2.92m)

Sash window overlooking the rear garden. Radiator. Oak engineered wood flooring. Built in cupboard/wardrobe.

Shower Room

Shower enclosure with Mira shower. Wash basin built into vanity unit with cupboards below. Low level WC. Skylight window. Tiled walls and flooring.

OUTSIDE

Front Garden

Shingle drive, providing parking for one vehicle. Hedge border and flower beds. Timber storage shed to side of property.

Rear Garden

Fully enclosed and private with patio area to the rear of the property. Lawn area. Shrub and flower bed borders. Timber shed to the rear of the property. Mature deciduous trees and shrubs. Outside power point.



Energy Performance Certificate

19, Ox Lane, HARPENDEN, AL5 4HF

Dwelling type: Semi-detached house

Date of assessment: 09 November 2015

Date of certificate: 09 November 2015

Reference number: 0718-9915-7259-4105-4934

Type of assessment: RUSAP: existing dwelling

Total floor area: 177 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:

£ 5,610

Over 3 years you could save

£ 1,944

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|-----------|----------------------|----------------------|-------------------------------------|
| Lighting | £ 366 over 3 years | £ 288 over 3 years | |
| Heating | £ 4,896 over 3 years | £ 3,030 over 3 years | |
| Hot Water | £ 348 over 3 years | £ 348 over 3 years | |
| Totals | £ 5,610 | £ 3,666 | You could save £ 1,944 over 3 years |

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

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Current

77

Potential

58

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).

Not energy efficient - higher running costs

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 | £ 1,218 | |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 138 | |
| 3 Draught proofing | £80 - £120 | £ 129 | |

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.

GROUND FLOOR
APPROX. 82.7 SQ. METRES (890.4 SQ. FEET)

CONSERVATORY
4.54M X 3.30M
(14'11" X 10'10")

UTILITY/WET ROOM
2.35M X 2.11M
(7'9" X 6'11")

PANTRY

KITCHEN
2.72M X 2.29M
(8'11" X 7'6")

DINING ROOM
4.35M X 3.31M
(14'3" X 10'10")

BREAKFAST ROOM
3.78M X 2.99M
(12'5" X 9'10")

LIVING ROOM
4.86M (15'11") MAX
X 4.22M (13'10")

ENTRANCE HALL

PORCH

FIRST FLOOR
APPROX. 63.4 SQ. METRES (682.0 SQ. FEET)

BEDROOM 3
3.33M X 3.30M
(10'11" X 10'10")

FAMILY BATHROOM

WC

LANDING

BEDROOM 2
3.81M X 2.99M
(12'6" X 9'10")

BEDROOM 1
3.93M X 3.81M
(12'11" X 12'6")

STUDY/ NURSERY
2.65M X 1.76M
(8'8" X 5'9")

SECOND FLOOR
APPROX. 39.2 SQ. METRES (422.1 SQ. FEET)

BEDROOM 5
4.26M (14')
X 2.93M (9'7") MAX

SHOWER ROOM

LANDING

BEDROOM 4
3.93M X 2.96M
(12'11" X 9'9")

EAVES

TOTAL AREA: APPROX. 185.3 SQ. METRES (1994.6 SQ. FEET)

For identification purposes only. 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
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