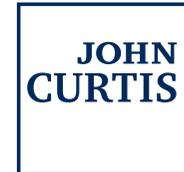




70 Cowper Road, Harpenden, Hertfordshire AL5 5NG

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



## 70 Cowper Road Harpenden, Hertfordshire

A stunning three bedroom Victorian family home situated in ultra convenient location, just a short walk to station and town centre and within excellent school catchment area.

This fine house has beautifully presented and versatile open plan living space to the ground floor and comfortable bedrooms to the first floor. In addition to this there is also a skillfully converted loft room which would make an ideal home office. Built in the Victorian era, this fine house has retained much of the original charm and recent alterations have created a perfect fusion of character features with contemporary styling.

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 train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

**£750,000**



## Entrance via wooden front door with obscured glass insets

Obscured window to front elevation.

## Entrance Hall

Original wood flooring. Door stepping into:

## Living Room 13'6 into bay x 11'4 (4.11m into bay x 3.45m)

Bay window to front elevation. Original floorboards. Feature fireplace with surround. Telephone and TV point. Double panel radiator opening up into:

## Family Room 15' x 10'11 (4.57m x 3.33m)

Original floorboards. Radiator. Television point. Stairs to first floor. Door opening into:

## Kitchen/Breakfast Area 18'5 x 14'4 (5.61m x 4.37m)

Beautifully fitted kitchen with range of wall and base units. Quartz worksurface with integral sink and breakfast bar overhang. Integrated Neff appliances including induction hob with extractor fan. Integrated oven, grill, warmer and integrated fridge/freezer. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Cupboard housing new Worcester boiler. Window to rear elevation overlooking the garden. Double glazed patio doors stepping out onto a decked area. Tiled floor. Sky light.

## Stairs leading up to the:

## FIRST FLOOR

## Landing

Doors to:

## Bedroom One 15' x 11' (4.57m x 3.35m)

Two windows to front elevation. Double panel radiator. Hatch to loft room with pull down stairs.

## Bedroom Two 11' x 9'7 (3.35m x 2.92m)

Window to rear elevation. Single panel radiator.

## Bedroom Three 8'7 x 7'6 (2.62m x 2.29m)

Window to rear elevation. Double panel radiator.

## Family Bathroom

Tiled floor. P-shaped bath with overhead shower attachment. Part tiled walls. Low level WC. Window to side elevation. Pedestal mounted wash hand basin. Wall mounted extractor fan. Heated towel rail and cupboard which is shelved.

## Loft Room 13'11 x 10'10 (4.24m x 3.30m)

Skillfully converted loft room with Velux skylight. This room could easily be used as a home office/playroom. Eaves storage and a large loft space ideal for storage with steps down to further storage space, this area has lighting.

## Front Garden

Hard standing up to entrance.

## Rear Garden

Immediately adjacent to the house there is a decked area opening up onto a lawn area which is enclosed by a wood panel fence and brick wall. To the rear of the garden there is a hard standing area and space for shed and shrub border.



### Energy Performance Certificate

70, Cowper Road, HARPENDEEN, AL5 5NG

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 07 March 2013  
**Date of certificate:** 07 March 2013

**Reference number:** 8267-7727-0960-5533-0902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 104 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:	£ 3,645
Over 3 years you could save	£ 1,338

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 165 over 3 years	You could save £ 1,338 over 3 years
Heating	£ 2,997 over 3 years	£ 1,953 over 3 years	
Hot Water	£ 333 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 3,645</b>	<b>£ 2,307</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

	Current	Potential
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		

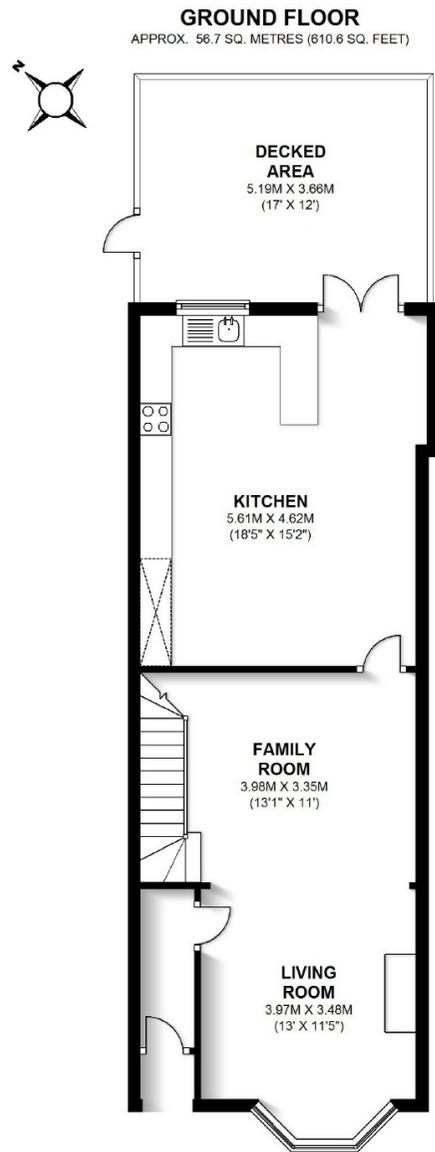
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

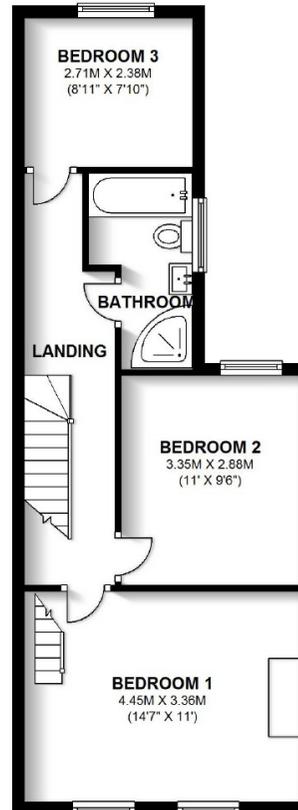
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 537	✓
2 Floor Insulation	£800 - £1,200	£ 120	✓
3 Low energy lighting for all fixed outlets	£50	£ 123	✓

See page 3 for a full list of recommendations for this property.

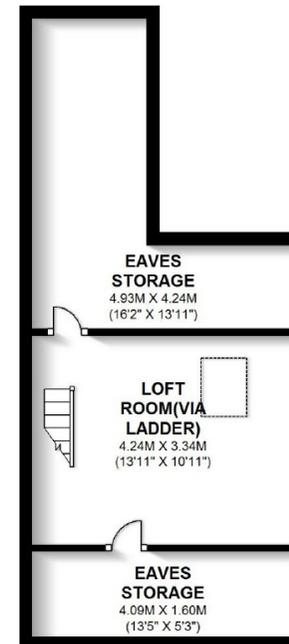
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



**FIRST FLOOR**  
APPROX. 45.7 SQ. METRES (492.3 SQ. FEET)



**SECOND FLOOR**  
APPROX. 33.3 SQ. METRES (357.9 SQ. FEET)



**TOTAL AREA: APPROX. 135.7 SQ. METRES (1460.8 SQ. FEET)**

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
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  
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