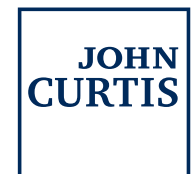




57 Townsend Lane, Harpenden, Hertfordshire AL5 2RE

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



57 Townsend Lane Harpenden, Hertfordshire

A well-presented family home in one of Harpendens most sought after locations, close to outstanding junior and secondary schools and on the fringes of The Avenues.

This fine home offers excellent family accommodation, with potential for further improvement and extension, subject to planning permission. The property benefits from four sizeable bedrooms on the first floor, with an en suite to the master bedroom. On the ground floor there are two light and spacious reception rooms, a study and a beautiful shaker-style kitchen/breakfast room with double french doors leading on to the garden.

As well as being close to excellent schools, the property is within easy walking distance of Harpenden town centre with its fine selection of shops, cafés and restaurants. The frequent train service gives access to Central London in less than 25 minutes. There are plenty of leisure opportunities close by including a comprehensive sports complex in nearby Rothamsted Park and first class golf courses.

Price guide £1,175,000



Glazed front doors opening to:

Entrance Porch

Quarry tiled flooring. Door opening to:

Entrance Hall

Wood parquet flooring. Stairs to first floor landing. Coving. Downlighters. Understairs cupboard with alarm control pad. Large coats cupboard. Radiator with decorative cover.

Cloakroom

Low level WC, Wash basin with pedestal. Fully tiled walls and floor. Frosted double glazed window. Fitted mirror and light.

Study 11'9 x 8'8 (3.58m x 2.64m)

Double glazed window to front. Radiator. Wood parquet flooring.

Living Room 18'3 x 12'6 (5.56m x 3.81m)

Double glazed windows to side and rear. Radiators. Coved ceiling. Attractive brick open fireplace. TV point.

Dining Room 19'9 x 12'0 max (6.02m x 3.66m max)

Large double glazed bay window overlooking the rear garden. Wood parquet flooring. French doors on to patio. Coved ceiling. Exposed brick wall. Radiator. Glazed doors to Entrance Hall.

Kitchen/Breakfast Room 22'10 x 11'4 max. (6.96m x 3.45m max.)

Excellent range of base and wall mounted fitted units with ample work surfaces. Electric hob with extractor hood above. Double oven. One and a half bowl single drainer enamel sink with mixer tap and cupboards under. Plumbing and space for dishwasher, washing machine and vent for tumble dryer. Space for tall fridge freezer. Radiators. Tiled flooring and downlighters. Large area for breakfast table and chairs. Double glazed window to side. Double glazed French doors on to rear garden. Door to Garage.

FIRST FLOOR

Landing

Double glazed window overlooking the front of the property. Radiator. Linen cupboard. Doors to:

Bedroom One 15'1 into door recess x 11'11 (4.60m into door recess x 3.63m)

Double glazed window to the front of the property. Radiator. Fitted wardrobes with matching bedside cabinets, dresser and drawers. Door to:

En Suite Shower Room

Shower enclosure with fitted power shower. Contemporary wash hand basin. Low level WC. Fully tiled walls and floor. Downlighters. Heated chrome towel rail. Shaving point. Light. Mirror. Double glazed window to the side of the property.

Bedroom Two 13'6 x 12'6 (4.11m x 3.81m)

Double glazed window to the rear of the property. Radiator. Built-in wardrobes.

Bedroom Three 12'5 x 9'10 (3.78m x 3.00m)

Double glazed window to the front of the property. Radiator. Built-in wardrobe.

Bedroom Four 9'0 x 10'2 (2.74m x 3.10m)

Double glazed window to the rear. Radiator. Built-in wardrobe.

Family Bathroom

Tiled panelled bath with mixer tap and shower attachment. Shower screen. Wash basin with pedestal. Low level WC. Heated towel rails. Shaving point. Fully tiled walls and floor. Double glazed window overlooking the rear garden.

OUTSIDE

Front Garden

Block paved driveway providing off street parking for 2-3 cars. Lawn area, flower bed and shrub borders. Pathway leading to front door. Access down the side of the property leading through to rear garden.

Garage 18'0 x 15'0 (5.49m x 4.57m)


L shaped. Gas and electric meters. Light and power. Up and over door.

Rear Garden

Fully enclosed and private with patio area to the rear of the property. Well stocked shrub and flower bed borders. Timber shed and small summer house. Mainly laid to lawn.



Energy Performance Certificate



57, Townsend Lane, HARPENDEN, AL5 2RE

Dwelling type:Detached house

Date of assessment:08 February 2016

Date of certificate:08 February 2016

Reference number:8286-7322-4230-4288-8902

Type of assessment:RdSAP, existing dwelling

Total floor area:181 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:		£ 4,980
Over 3 years you could save		£ 1,497

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 495 over 3 years	£ 294 over 3 years	<div>You could save £ 1,497 over 3 years</div>
Heating	£ 4,110 over 3 years	£ 2,814 over 3 years	
Hot Water	£ 375 over 3 years	£ 375 over 3 years	
Totals	£ 4,980	£ 3,483	

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

63

80




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).

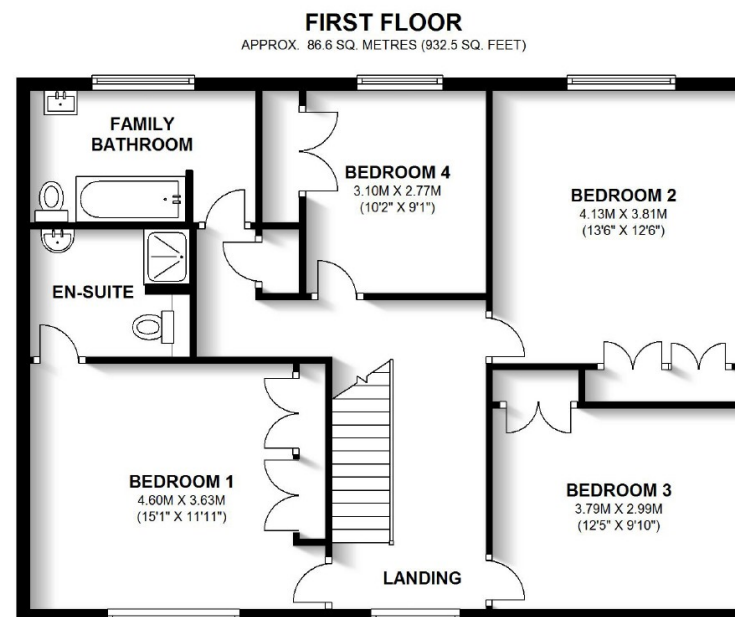
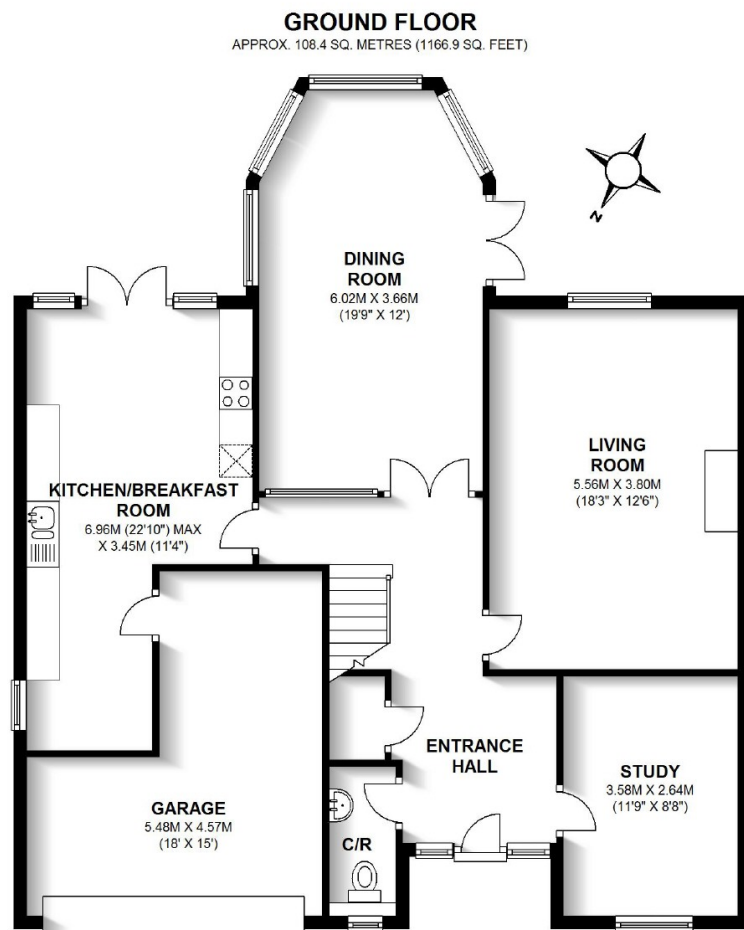
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,059	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 264	
3 Low energy lighting for all fixed outlets	£95	£ 171	

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.

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TOTAL AREA: APPROX. 195.0 SQ. METRES (2099.4 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
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