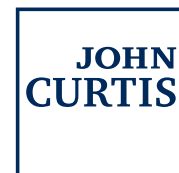




14 Hillside Road, Harpenden, Herts AL5 4BT

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



14 Hillside Road Harpenden, Herts

An immaculately presented extended semi detached 4/5 bedroom family home, situated within walking distance of town centre, station and excellent schools.

This fine character property offers generous living accommodation, including living room, family room, open plan kitchen/diner, play room, utility room and store room to the ground floor. Over the next two floors, there are four double bedrooms, two bathrooms and a study. The south east facing rear garden is presented in superb order and is fully enclosed and private. The property also features off road parking to the front.

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.

Price guide £975,000



Front door to:

Entrance Hall

Coved ceiling. Double panelled radiator. Wood flooring. Telephone point. Obscured double glazed window to front. Stairs to First Floor. Understairs storage cupboards. Doors to:

Play Room 14'8 x 10'7 (4.47m x 3.23m)

Spotlights. Double glazed window to front. Double panelled radiator. Wood effect flooring. TV point. Built in speakers.

Living Room 17'5 into bay x 11'11 (5.31m into bay x 3.63m)

Double glazed bay window to front elevation. Double panelled radiator. Coved ceiling. Feature fireplace with surround. Built in cupboard and shelving. Wooden floor. TV point. Double doors into:

Family Area 10'9 x 8'11 (3.28m x 2.72m)

Coved ceiling. Double panelled radiator. TV point. Tiled flooring. Opening to:

Dining Area 22'0 x 8'11 (6.71m x 2.72m)

Tiled flooring. Vaulted ceiling. Two double glazed Velux skylights. Spotlights. Double glazed window to rear elevation. Double glazed French doors opening to patio area with double glazed windows to either side. Double panelled radiator. Door into Utility Room. Opening into:

Kitchen Area 10'2 x 9'5 (3.10m x 2.87m)

Fully fitted with excellent range of handmade wall and base units. Granite work surface. Space for Rangemaster cooker with overhead Siemens extractor fan. Integrated microwave. Integral sink and drainer. Integrated Siemens dishwasher. Coved ceiling with built in speakers and spotlights. Tiled flooring. Double panelled radiator. Door to:

Utility Room 9'0 x 7'7 (2.74m x 2.31m)

Tiled floor. Part double glazed UPVC door to side elevation. Double glazed window to rear elevation. Range of wall and base units with roll top work surface. Stainless steel sink and drainer. Space and plumbing for washing machine and space for tumble dryer. Space for two free standing fridge freezers. Double panelled radiator. Vaulted ceiling. Door to Store Room and door to:

Cloakroom

Tiled floor. Coved ceiling with spotlights. Frosted double glazed window to side elevation. Low level WC. Pedestal mounted wash hand basin with tiled splashback. Single panelled radiator. Wall mounted extractor fan.

Store Room 7'8 x 7'2 (2.34m x 2.18m)

Frosted double glazed window to side elevation. Power and light. Range of built in shelves.

FIRST FLOOR

Landing

Stairs leading up to Second Floor. Single panelled radiator. Frosted double glazed window to front elevation. Doors to:

Bedroom One 16'4 x 10'11 (4.98m x 3.33m)

Double glazed windows to front elevation. Double panelled radiator. Coved ceiling.

Dressing Area

Large range of fitted wardrobes and drawers. Door to:

En Suite Shower Room

Frosted double glazed window to rear elevation. Contemporary style wall hung wash hand basin with tiled splashback. Spotlights. Heated towel rail. Low level WC. Shower cubicle.

Bedroom Two 13'1 into bay x 11'9 (3.99m into bay x 3.58m)

Double glazed bay window to front elevation. Double panelled radiator. Coved ceiling. Built in wardrobes and drawers.

Bedroom Three 12'4 x 11'10 (3.76m x 3.61m)

Coved ceiling. Double glazed window to rear elevation. Double panelled radiator. Feature fireplace with surround.

Family Bathroom 10'2 x 9'2 (3.10m x 2.79m)

Corner bath with overhead shower. Low level WC. Wall mounted wash hand basin. Heated towel rail. Airing cupboard housing hot water tank. Wall mounted Potterton boiler. Spotlights. Frosted double glazed window to rear elevation. Fully tiled walls.

SECOND FLOOR

Landing

Double glazed skylight. Doors to:

Bedroom Four 15'3 x 14'9 (4.65m x 4.50m)

Double glazed Velux skylight windows to front. Double glazed windows to rear. Spotlights. Double panelled radiator. Eaves storage. TV and telephone points. Door to:

WC

Low level WC. Pedestal mounted wash hand basin. Single panelled radiator. Spotlights. Ceiling mounted extractor fan. Double glazed window to rear elevation.

Study / Bedroom 5 12'3 x 5'11 (3.73m x 1.80m)

Double glazed skylight to side elevation. Eaves storage. Internet connection and telephone point.

OUTSIDE

Front Garden

Block paved driveway, providing off road parking for several vehicles. Shrub border.

Rear Garden

Immediately adjacent to the house is a patio area with retaining wall and steps down to a the remainder of the garden, which is mainly laid to lawn, with an abundance of shrub borders and enclosed by wood panelled fencing. To the rear of the garden is a raised deck area and hard standing for garden shed. Tree house and a summer/Wendy house.



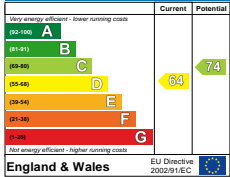
Energy Performance Certificate

14, Hillside Road
HARPENDEN
AL5 4BT

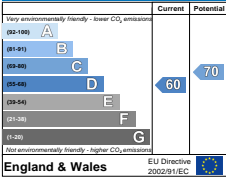
Dwelling Type: Semi-detached house
Date of Assessment: 15/04/2008
Date of Certificate: 16/04/2008
Reference Number: 0140-2865-6246-0698-2791
Total Floor Area: 174 m²

This home's performance is rated in terms of 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



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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

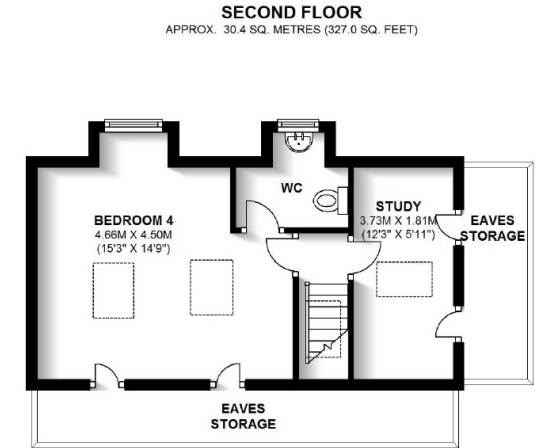
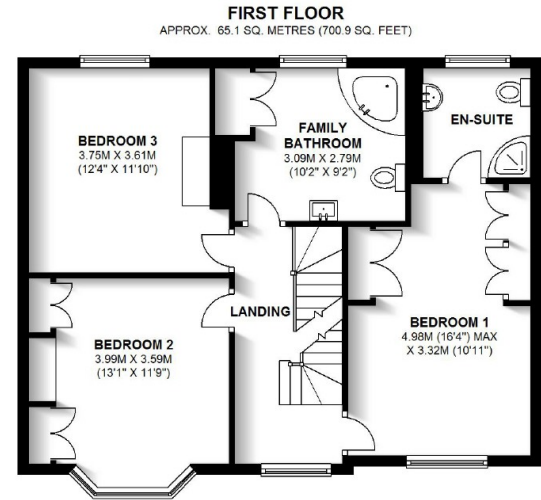
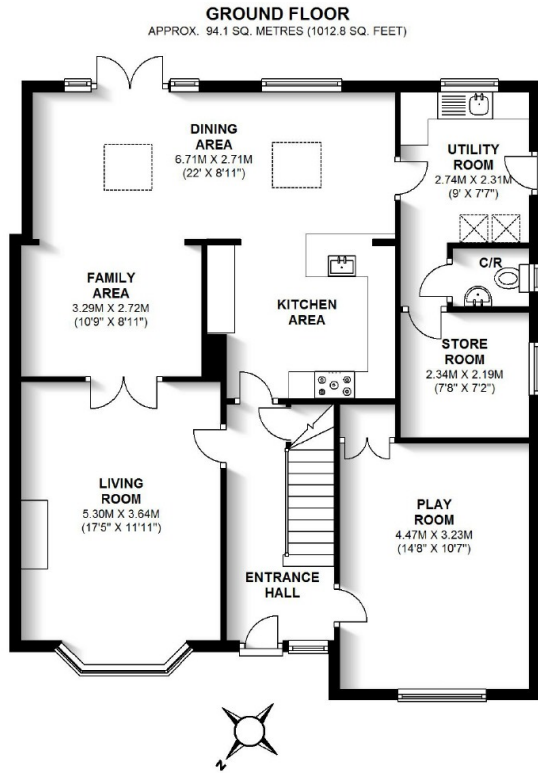
	Current	Potential
Energy Use	228 kWh/m ² per year	168 kWh/m ² per year
Carbon dioxide emissions	6.5 tonnes per year	4.9 tonnes per year
Lighting	£147 per year	£74 per year
Heating	£634 per year	£498 per year
Hot water	£134 per year	£114 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



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TOTAL AREA: APPROX. 189.6 SQ. METRES (2040.8 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