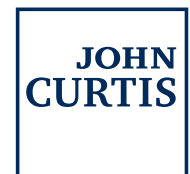




7 Harpenden Rise, Harpenden, Hertfordshire AL5 3BG

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



7 Harpenden Rise Harpenden, Hertfordshire

A beautiful 3 bedroom Victorian cottage, in a quiet and convenient location, a little over a mile from the High Street and station, close to renowned schools.

This superb home has been extensively renovated throughout in the last few years and can be found in excellent condition. The property now benefits from a spacious lounge/diner, recently refitted kitchen, three bedrooms, two bathrooms and a large south east facing rear garden.

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

£500,000



Entrance via front door into:

Entrance Porch

Tiled floors. Double glazed windows to side elevation and door stepping into:

Lounge/Diner 23' x 11'1 (7.01m x 3.38m)

Double glazed sash style window to front elevation with part window shutters. Two double panel radiators. Feature fireplace with AGA log burner. Built in cupboards. Double glazed sash style windows to rear elevation. Stairs to first floor. Wall mounted thermostat control. Television and telephone point. Oak flooring. Door into:

Kitchen 19'9 x 6'7 (6.02m x 2.01m)

Fully fitted kitchen with range of wall and base units with wooden worksurface with tiled splashback. Ceramic sink unit built into worksurface. Neff induction hob with overhead Neff extractor fan. Integrated Neff microwave. Oven and grill. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Tiled floors. Part vaulted ceiling. Spotlights. Double glazed windows to side elevation. Part double glazed door stepping out onto side access and double glazed double doors opening up on patio to the rear. Double panel radiator. Contemporary style radiator.

Stairs leading up to the:

FIRST FLOOR

Landing

Door to bedroom one and door to the inner landing.

Bedroom Two 11'4 x 11'3 (3.45m x 3.43m)

Double glazed sash style window to front elevation. Double panel radiator. Doors to:

Bedroom Three 11'3 x 4'8 (3.43m x 1.42m)

Double panel radiator. Double glazed sash style window to rear elevation.

Family Bathroom

Dual aspect obscured double glazed windows to rear and side elevation. Bath. Vanity cupboard mounted wash hand basin. WC and a traditional style radiator with heated towel rail attachment. Part tiled walls. Wall mounted extractor fan.

Stairs leading up to the:

SECOND FLOOR

Bedroom One 18' max x 9'8 (5.49m max x 2.95m)

Double glazed windows to rear elevation. Velux skylight to front elevation. Double panel radiator. Eaves storage. Spotlights and sliding door stepping into:

En-Suite Bathroom

Bath with Mira electric shower above. Obscured double glazed Velux skylight. Double panel radiator. Tiled floors. Low level WC and wash hand basin.

OUTSIDE


Front Garden

Rear Garden

Immediately adjacent to the house is a patio area and the remainder is mainly laid to lawn enclosed by wood panel fence with hard standing at the rear for shed. Shrub borders. Access across the garden from next door.



Energy Performance Certificate



7, Harpenden Rise, HARPENDEN, AL5 3BG

Dwelling type:Mid-terrace house

Date of assessment:18 December 2013

Date of certificate:23 December 2013

Reference number:8198-5981-4729-0997-3273

Type of assessment:RdSAP, existing dwelling

Total floor area:63 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:		£ 2,262
Over 3 years you could save		£ 1,014

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 117 over 3 years	<div>You could save £ 1,014 over 3 years</div>
Heating	£ 1,620 over 3 years	£ 927 over 3 years	
Hot Water	£ 462 over 3 years	£ 204 over 3 years	
Totals	£ 2,262	£ 1,248	

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

59

90

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 4.

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	£ 114	
2 Internal or external wall insulation	£4,000 - £14,000	£ 120	
3 Floor Insulation	£800 - £1,200	£ 99	

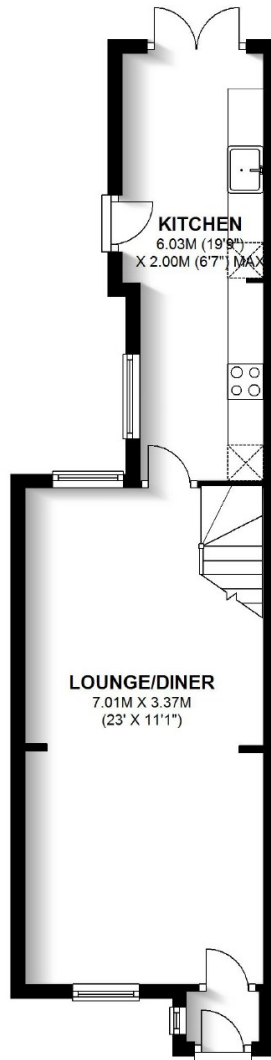
See page 4 for a full list of recommendations for this property.

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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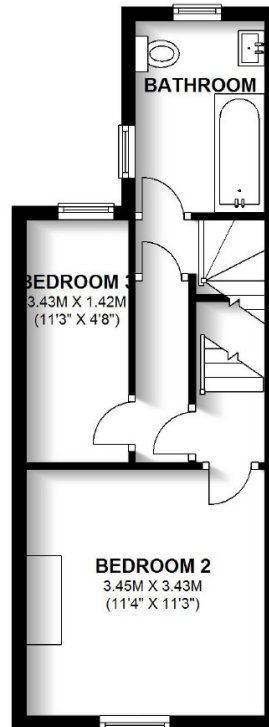
GROUND FLOOR

APPROX. 36.5 SQ. METRES (393.1 SQ. FEET)



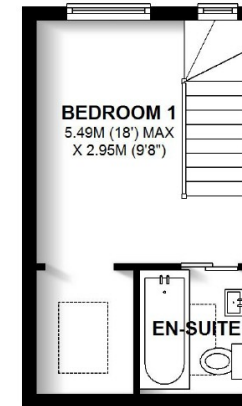
FIRST FLOOR

APPROX. 28.8 SQ. METRES (310.2 SQ. FEET)



SECOND FLOOR

APPROX. 15.6 SQ. METRES (167.4 SQ. FEET)



TOTAL AREA: APPROX. 80.9 SQ. METRES (870.7 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
Visit us at 36 High Street, Harpenden, Herts AL5 2SX
Email enquiries@johncurtis.co.uk