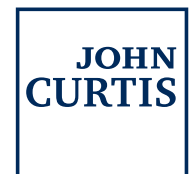




35 The Deerings, Harpenden, Hertfordshire AL5 2PF

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



35 The Deerings Harpenden, Hertfordshire

A spacious and well presented detached bungalow enjoying a magnificent private plot in the much favoured and quiet, West Common area of Harpenden.

This superb property offers versatile accommodation comprising two reception rooms, four bedrooms, two bathrooms, a kitchen/breakfast room with a separate utility room and a double garage. The property has a deep frontage and an established secluded rear garden. There is excellent scope for extension, subject to the necessary consents.

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

£960,000



Double glazed front door with double glazed sidelights to:

Enclosed Porch

Quarry tiled floor. Front door with glazed sidelights to:

Entrance Hall

Linen storage cupboard. Radiator. Additional cloaks cupboard. Hatch access to partially floored loft space with pull down ladder and light.

Living Room 16'0 x 13'5 (4.88m x 4.09m)

A light and spacious room with vaulted ceiling. Double panelled radiator. Secondary glazed sliding patio doors to rear garden. Large square opening to Dining Room and large opening to:

Study Area 8'2 x 8'0 (2.49m x 2.44m)

Double glazed front aspect window. Fitted display case. Double panelled radiator.

Dining Room 12'6 x 9'8 (3.81m x 2.95m)

Secondary glazed sliding patio doors to rear garden. Double panelled radiator. Glazed door to Entrance Hall

Kitchen/Breakfast Room 16'6 x 7'10 (5.03m x 2.39m)

Range of base and wall mounted units with excellent work surface area. Inset one and a half bowl sink unit with swivel mixer tap. Electric cooker point. Integrated slimline Miele dishwasher. Fitted Neff microwave. Part tiled walls. Double glazed front aspect window. Coved ceiling. Radiator. Space for breakfast table. Glazed door to:

Utility Room

Space and plumbing for washing machine. Butler sink with tiled splashback. Double glazed frosted window to front. Built in larder. Cupboard housing Worcester gas boiler providing domestic hot water and gas fired central heating. Double glazed door to side and personal door to Garage.

Bedroom One 14'10 to front of wardrobes x 11'1 (4.52m to front of wardrobes x 3.38m)

Coved ceiling. Built in wardrobes. Double panelled radiator. Double glazed front aspect window. Door to:

En Suite Bathroom

Panel enclosed bath with Aqualisa shower unit over. Pedestal wash hand basin. Close coupled WC. Part tiled walls. Radiator. Double glazed frosted window to front. Extractor fan.

Bedroom Two 12'5 to front of wardrobes x 11'1 (3.78m to front of wardrobes x 3.38m)

Double glazed rear aspect window overlooking rear garden. Double panelled radiator. Built in wardrobes.

Bedroom Three 12'5 x 7'7 (3.78m x 2.31m)

Built in wardrobes. Double glazed rear aspect window. Radiator.

Bedroom Four 12'5 x 7'7 (3.78m x 2.31m)

Double glazed rear aspect window. Radiator. Built in wardrobes.

Bathroom

Panel enclosed bath with mixer tap and Aqualisa shower unit over. Concealed cistern WC. Wash hand basin set into shelf, with cupboards under. Radiator. Part tiled walls. Double glazed frosted window to side. Extractor fan.

OUTSIDE

Front Garden

A delightful front garden, with well stocked flower and shrub beds. Lawn areas, studded with mature trees. Block paved driveway providing off street parking and giving access to the Double Garage.

Double Garage 18'7 x 17'5 (5.66m x 5.31m)

Double glazed front aspect window. Power and light. Remote control up and over door.

Rear Garden

A private rear garden, with paved patio leading to lawn area, bordered by well stocked flower and shrub beds. Excellent degree of privacy is afforded by mature hedges, established trees and fencing. There is access to the front via the side.



Energy Performance Certificate

35, The Deerings, HARPENDEN, AL5 2PF

Dwelling type:	Detached bungalow	Reference number:	9198-9078-7277-1386-7940
Date of assessment:	11 March 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 March 2016	Total floor area:	137 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:	£ 3,369
Over 3 years you could save	£ 408

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 228 over 3 years	 You could save £ 408 over 3 years
Heating	£ 2,685 over 3 years	£ 2,385 over 3 years	
Hot Water	£ 348 over 3 years	£ 348 over 3 years	
Totals	£ 3,369	£ 2,961	

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
69	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 Floor insulation (solid floor)	£4,000 - £6,000	£ 315	
2 Low energy lighting for all fixed outlets	£45	£ 93	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 843	

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. 157.7 SQ. METRES (1697.0 SQ. FEET)



TOTAL AREA: APPROX. 157.7 SQ. METRES (1697.0 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
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