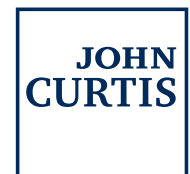




88 Cowper Road, Harpenden, Hertfordshire AL5 5NH

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



88 Cowper Road Harpenden, Hertfordshire

An extremely attractive Victorian family home with stylishly presented and versatile accommodation arranged over three floors in a popular and convenient location within a short walk of outstanding schools, the station and High Street.

A feature worthy of particular note include the stunning and high specification kitchen/family room with vaulted ceiling. To the rear is a delightful landscaped 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 train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

Price guide £825,000



Recessed Porch

With quarry tiled floor. Front door with obscured glass sidelights to:

Entrance Hall

Staircase to first floor, with ornate balustrade. Period style radiator. Victorian style chequerboard tiled floor. Ceiling recessed downlighters. Useful understairs storage cupboard.

Cloakroom

Close coupled dual flush WC. Hand basin with stylish mixer tap. Part tiled walls. Extractor fan. Ceramic tiled floor.

Living Room 14'6 into bay x 13'0 (4.42m into bay x 3.96m)

Decorative ceiling cornice. Impressive stone fireplace with inset log burner. Double glazed sash bay window to front. Two radiators. Large archway with step up to:

Dining Room 12'0 x 11'0 (3.66m x 3.35m)

Decorative ceiling cornice. Ceiling recessed downlighters. Architectural mouldings to dado height. Radiator. Glazed double doors to:

Kitchen/Family Room 25'0 max x 18'0 max (7.62m max x 5.49m max)

(L shaped). A stunning contemporary style family living space with impressive vaulted ceiling. Beautifully fitted kitchen, with excellent range of hand painted base and wall mounted units in charcoal grey, with contrasting chalk and extensive granite work surface area, incorporating breakfast bar. Velux roof light windows. Ceiling recessed downlighters. Integrated appliances include wall mounted Neff oven with Neff combination oven over. Large Neff induction hob with extractor over. Integrated dishwasher. Wine cooler. Space and plumbing for American style fridge freezer. Built in laundry cupboards. To the rear there is a family living area, with double glazed rear aspect window and double glazed French doors to garden. Oak flooring throughout, with underfloor heating.

FIRST FLOOR

Landing

Staircase to Second Floor with ornate balustrade.

Bedroom One 13'1 x 12'0 (3.99m x 3.66m)

Double glazed front aspect sash windows. Double panelled radiator. Door to:

En Suite Shower Room

Large shower enclosure with glass screen and Aqualisa shower unit. Close coupled WC. Hand basin with stylish mixer tap and cupboard under. Ceramic tiled floor. Chrome heated towel rail. Double glazed frosted sash window to front. Fully tiled walls.

Bedroom Two 12'0 x 11'0 (3.66m x 3.35m)

Radiator. Double glazed sash window to rear.

Family Bathroom

Stylish roll-top bath, with ball and claw feet. Large corner shower enclosure. Pedestal wash hand basin. Close coupled WC. Double glazed sash window to rear. Extractor fan. Part tiled walls to dado height. Chrome heated towel rail. Wood effect ceramic tiling to floor.

SECOND FLOOR

Landing

Velux roof light window. Ceiling recessed downlighter.

Bedroom Three 13'9 x 11'11 (4.19m x 3.63m)

Double glazed Velux windows to front and rear with bespoke blinds. Ceiling recessed downlighters. Storage recess and additional fitted storage cupboard.

OUTSIDE

Front Garden

A pretty cottage style front garden with ornamental wall to front. The remainder is principally laid to gravel, with two wrought iron gates to front. Victorian style chequerboard tiled path to front door.

Rear Garden

Immediately adjacent to the rear of the house is an extensive sandstone patio area, with access to the front and steps up to an area of artificial lawn, bordered by raised sleeper beds, well stocked with flowers and shrubs. The boundaries are securely fenced and at the rear of the garden there is a timber garden shed and a large timber summer house.



Energy Performance Certificate

88, Cowper Road, HARPENDEN, AL5 5NH

Dwelling type: Semi-detached house

Date of assessment: 22 March 2016

Date of certificate: 22 March 2016

Reference number: 8286-6427-6070-6182-9922

Type of assessment: RdSAP, existing dwelling

Total floor area: 133 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:		£ 3,684
Over 3 years you could save		£ 1,173

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 249 over 3 years	<div>You could save £ 1,173 over 3 years</div>
Heating	£ 2,994 over 3 years	£ 1,962 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Totals	£ 3,684	£ 2,511	

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

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	£ 828	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111	
3 Low energy lighting for all fixed outlets	£65	£ 120	

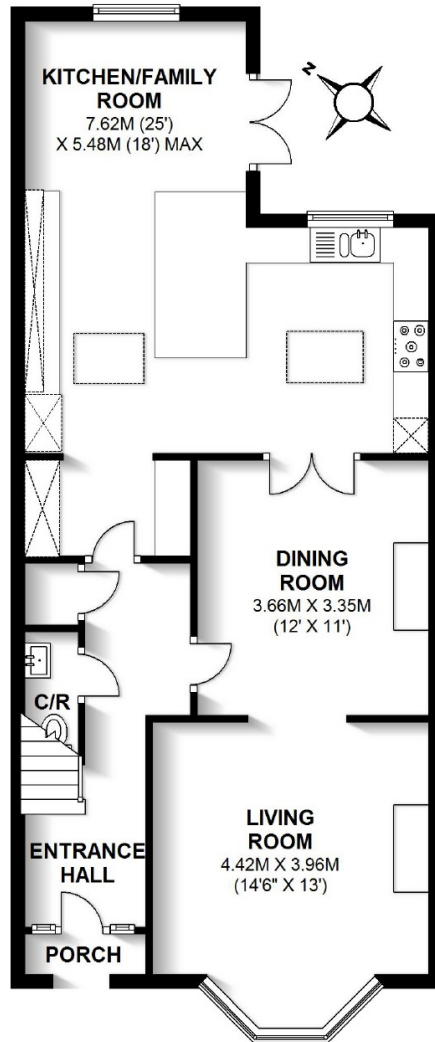
See page 3 for a full list of recommendations for this property.

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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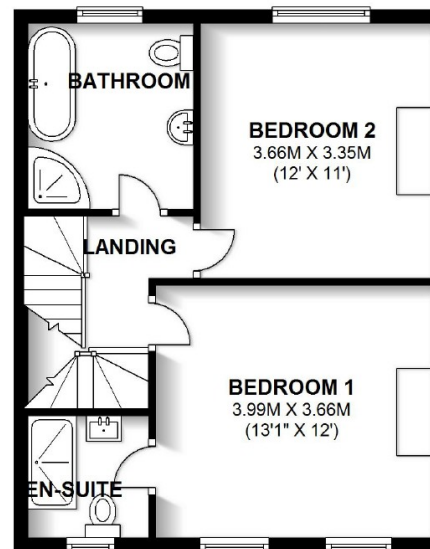
GROUND FLOOR

APPROX. 71.8 SQ. METRES (772.6 SQ. FEET)



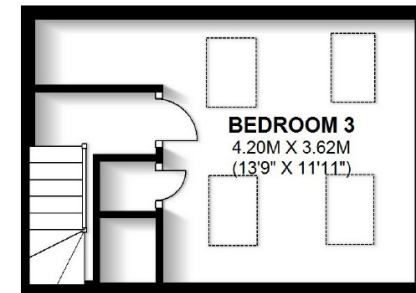
FIRST FLOOR

APPROX. 42.8 SQ. METRES (460.3 SQ. FEET)



SECOND FLOOR

APPROX. 21.3 SQ. METRES (229.8 SQ. FEET)



TOTAL AREA: APPROX. 135.9 SQ. METRES (1462.7 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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