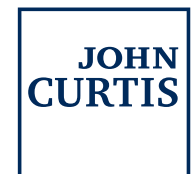




49 The Deerings, Harpenden, Hertfordshire AL5 2PF

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Valuers, Estate & Lettings Agents



49 The Deerings Harpenden, Hertfordshire

A substantial family home occupying a lovely private south facing plot in the quiet and much favoured West Common area of Harpenden.

This fine house has immaculately presented and versatile accommodation arranged over two floors and enjoys an impressive frontage with driveway and double garage. There is excellent scope to extend the property, 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.

Price guide £1,250,000



Hardwood double glazed front door to:

Entrance Porch

Hardwood double glazed windows to front and side. Ceramic tiled floor. Front door with double glazed side lights to:

Entrance Hall

Spacious and welcoming area with coved ceiling. Wood flooring. Double coats cupboard. Additional cupboard housing warm air heating system. Staircase to first floor and double glazed front aspect window. Glazed double doors to:

Living Room 21'4 max into bay x 13' (6.50m max into bay x 3.96m)

Coved ceiling. Double glazed front aspect window. Double glazed box bay window with door to rear garden. Feature gas living flame fireplace with marble surround and hearth. Large square opening to:

Study 8'6 x 7'4 (2.59m x 2.24m)

Coved ceiling. Double glazed window overlooking the rear garden.

Dining Room 11'2 x 10'7 (3.40m x 3.23m)

Coved ceiling. Wood flooring. Double glazed window overlooking the garden.

Kitchen/Breakfast Room 22'5 max x 8'9 max (6.83m max x 2.67m max)

Excellent range of base and wall mounted units with extensive worksurface area and inset stainless steel Franke and sink unit with swivel mixer tap. Integrated appliances include Bosch electric oven with Bosch combination microwave over. Bosch four ring ceramic hob with hood over, dishwasher and fridge. Part tiled walls. Coved ceiling. Ceiling recessed downlighters. Ceramic tiled floor. Door to utility room. Double glazed window overlooking the rear garden. Breakfast area with coved ceiling. Wood flooring. Double glazed front aspect window. Ceiling recessed downlighters and wall mounted electric heater.

Utility Room

Range of base and wall mounted units with worksurface area and double drainer stainless steel sink unit. Space and plumbing for both washing machine and tumble dryer. Ceiling recessed downlighters. Electric wall mounted heater. Double glazed window overlooking rear garden. Double glazed door to garden. Personal door to double garage and door to:

Cloakroom

Close coupled dual flush WC. Corner pedestal hand basin. Electric chrome heated towel rail. Coved ceiling. Ceiling recessed downlighters. Double glazed frosted window to rear.

FIRST FLOOR

Landing

Coved ceiling. Double glazed front aspect windows. Airing cupboard housing lagged hot water cylinder with linen storage space above.

Bedroom One 14'1 x 11'7 (4.29m x 3.53m)

Range of fitted bedroom furniture including wardrobes. Bedside tables. Double glazed window overlooking the rear garden. Door to:

En-Suite Shower Room

Corner shower enclosure with Aqualisa shower unit. Ceramic hand basin set into shelf with cupboards under. Concealed cistern WC. Coved ceiling. Part tiled walls. Ceramic tiled floor. Double glazed frosted window to side.

Bedroom Two 13'3 x 11' (4.04m x 3.35m)

Coved ceiling. Double glazed rear aspect window. Built in wardrobes.

Bedroom Three 9'10 x 7'5 (3.00m x 2.26m)

Coved ceiling. Double glazed front aspect window. Built in wardrobe.

Bedroom Four 11'7 x 7'6 (3.53m x 2.29m)

Double glazed rear aspect window. Coved ceiling. Built in storage cupboard.

Family Bathroom

Panel enclosed bath with mixer tap, Mira shower unit and curved glass screen over. Close coupled dual flush WC. Ceramic hand basin with mixer tap set into shelf with cupboards and drawers under. Part tiled walls with feature dado course. Coved ceiling. Ceiling recessed downlighters. Double glazed frosted window to side. Hatch access to loft space. Ceramic tiled floor.

OUTSIDE

Front Garden

The property enjoys an impressive frontage with lawn area and established flower and shrub beds. There is a blocked paved driveway providing off street parking and giving access to the:

Double Garage 22'10 max x 15'7 (6.96m max x 4.75m)

Remote control up and over door. Power and light. Water softener.

Rear Garden

A delightful feature of the property which faces south and features an extensive paved patio immediately adjacent to the rear of the house leading to an expanse of lawn bordered by established shrub beds and studded with mature trees. There is a timber summer house to one corner.



Energy Performance Certificate

49, The Deerings, HARPENDEN, AL5 2PF
Dwelling type: Detached house
Date of assessment: 30 March 2016
Date of certificate: 31 March 2016
Reference number: 8306-7727-1900-3880-8972
Type of assessment: RdSAP, existing dwelling
Total floor area: 162 m²

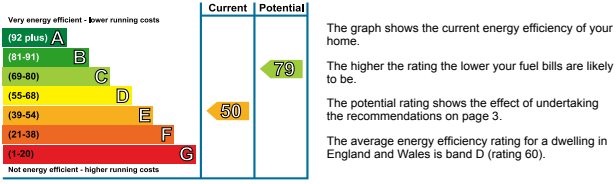
Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,210
Over 3 years you could save	£ 2,853

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 513 over 3 years	£ 276 over 3 years	You could save £ 2,853 over 3 years
Heating	£ 4,971 over 3 years	£ 2,748 over 3 years	
Hot Water	£ 726 over 3 years	£ 333 over 3 years	
Totals	£ 6,210	£ 3,357	

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.

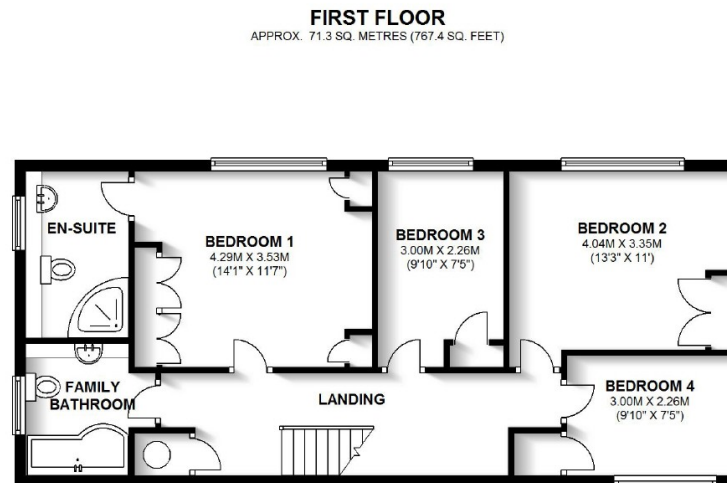
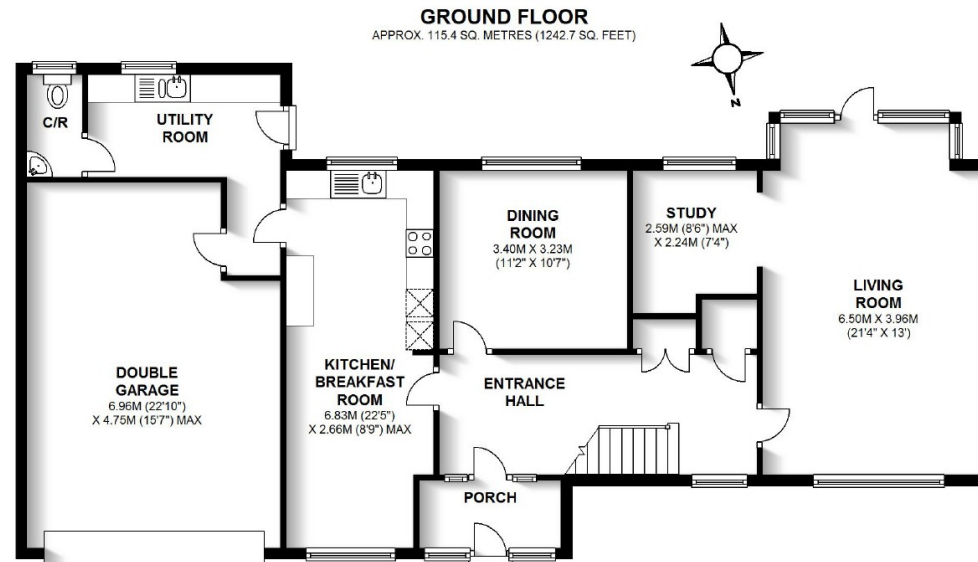
Energy Efficiency Rating



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	£ 1,176	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 417	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 105	✓

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.



TOTAL AREA: APPROX. 186.7 SQ. METRES (2010.0 SQ. FEET)

For identification purposes only. Not to scale. Garage not included in square footage.
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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