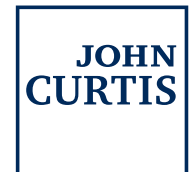




24 Tuffnells Way, Harpenden, Hertfordshire AL5 3HQ

**[www.johncurtis.co.uk](http://www.johncurtis.co.uk)**  
Valuers, Estate & Lettings Agents





## 24 Tuffnells Way Harpenden, Hertfordshire

A well proportioned five bedroom detached family home occupying a large plot in the highly regarded Wood End area of Harpenden.

The property has been the subject of significant extension, but still offers scope for further development, subject of course to the usual local authority planning consents. Currently the home provides excellent family accommodation including sitting room, large kitchen/breakfast/living area and a family room. Other noteworthy features of the property include a fabulous rear garden, which is approximately 150ft in length, off street parking and garage.

Harpenden is well noted for its excellent choice of schools for all age groups. Sports and social requirements are well catered for, including several golf courses, sports centre and pool, various clubs and associations and a comprehensive range of restaurants and bars. Harpenden benefits from a fast Thameslink train service to St. Pancras Int., the City, Gatwick Airport and Brighton.

**£1,150,000**



Front door to:

Entrance Hall

Double glazed window to front elevation. Wooden flooring with large integrated Welcome mat. Double panelled radiator. Ceiling spotlights. Staircase to first floor.

Cloakroom

Wooden flooring. Low level WC. Obscured double glazed window to side elevation. Double panelled radiator. Vanity cupboard mounted wash hand basin with tiled splashback.

Sitting Room 16'7 x 12'6 (5.05m x 3.81m)

Wooden flooring. Double glazed window to front elevation. Ceiling spotlights. Double panelled radiator. Feature fireplace with surround. Opening to:

Kitchen/Breakfast/Living Room 19'10 x 19'9 (6.05m x 6.02m)

Three double panelled radiators. Wooden flooring throughout. Range of bespoke built in cupboards. Door into Utility Room. . With double glazed bi-fold doors to rear elevation, leading out to patio. Double glazed window to rear elevation. Ceiling spotlights. Fully fitted kitchen with range of wall and base units with granite work surfaces. Integrated dishwasher. Kitchen island, topped with granite incorporating breakfast bar. Space for Aga and overhead extractor fan. Integrated Neff microwave. Two integrated sinks cut into granite worktop. Archway into:

Family Room 18'3 x 9'1 (5.56m x 2.77m)

Dual aspect with two double glazed windows to side and one rear elevation window. Wooden flooring. Double panelled radiator. Ceiling spotlights. Large built in bookshelves. Telephone points.

Utility Room 11'5 x 4'11 (3.48m x 1.50m)

Wooden flooring. Range of base units with roll top work surface. Stainless steel sink and drainer. Dual aspect double glazed windows to rear and side elevations. Door to side. Airing cupboard/drying cupboard with hot water tank and wall mounted Worcester boiler.

FIRST FLOOR

Landing

Double glazed window to side elevation. Hatch access to loft space. Ceiling spotlights. Doors to:

Bedroom One 12'11 x 11'10 (3.94m x 3.61m)

Two double glazed windows to front elevation. Double panelled radiator. Door into:

En Suite

Concealed cistern WC. Shower cubicle. Vanity cupboard mounted wash hand basin with tiled splashback. Spotlights.

Bedroom Two 12'0 x 11'1 (3.66m x 3.38m)

Double glazed window to rear elevation. Double panelled radiator.

Bedroom Three 11'11 x 8'3 (3.63m x 2.51m)

Double glazed window to rear elevation. Double panelled radiator.

Bedroom Four 9'5 x 8'4 (2.87m x 2.54m)

Double glazed window to side elevation. Double panelled radiator.

Bedroom Five 8'11 x 7'11 (2.72m x 2.41m)

Double glazed window to front elevation. Double panelled radiator.

Family Bathroom

Obscured double glazed window to side elevation. Tubular chrome heated towel rail. Panelled bath with overhead shower. Vanity cupboard mounted hand basin with tiled splashback. Low level WC. Double panelled radiator. Part tiled walls. Ceiling spotlights.

OUTSIDE

Front Garden

Block paved driveway providing off street parking and lawn area.

Rear Garden 150'0 approx (45.72m approx)

This attractive rear garden is a particular feature of the property, with paved patio area immediately adjacent to the house. Steps down to a large lawn area with shrub borders and partly enclosed by wood panelled fencing and hedging. Hard standing to shed at the rear of the garden. Side access to the front of the property via gate. Outside tap.

Garage



Energy Performance Certificate

24, Tuffnells Way, HARPENDEN, AL5 3HQ

Dwelling type: Detached house

Date of assessment: 18 April 2016

Date of certificate: 18 April 2016

Reference number: 8707-7084-0429-4197-0463

Type of assessment: RdSAP, existing dwelling

Total floor area: 173 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:

£ 4,107

Over 3 years you could save

£ 573

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 261 over 3 years	<div>You could save £ 573 over 3 years</div>
Heating	£ 3,159 over 3 years	£ 3,000 over 3 years	
Hot Water	£ 450 over 3 years	£ 273 over 3 years	
Totals	£ 4,107	£ 3,534	

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

68

78

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	£ 228	✓
2 Low energy lighting for all fixed outlets	£110	£ 189	✓
3 Solar water heating	£4,000 - £6,000	£ 159	✓

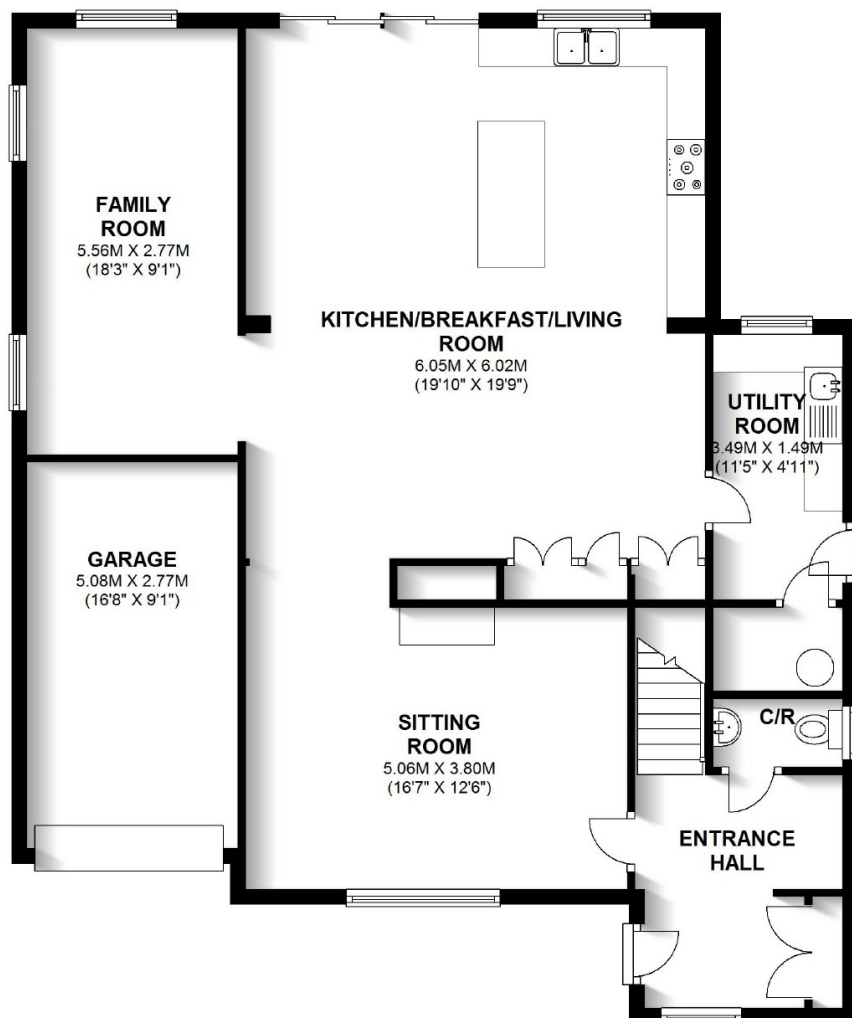
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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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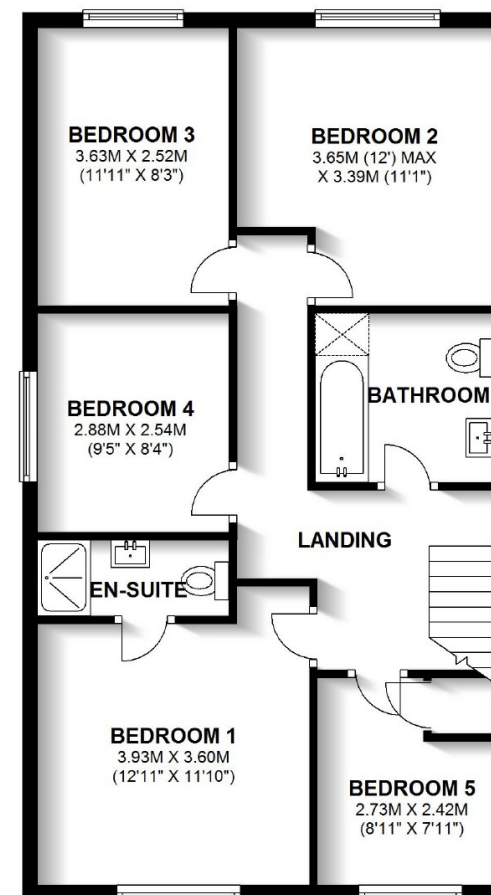
## GROUND FLOOR

APPROX. 116.4 SQ. METRES (1252.5 SQ. FEET)



## FIRST FLOOR

APPROX. 67.7 SQ. METRES (728.3 SQ. FEET)



TOTAL AREA: APPROX. 184.0 SQ. METRES (1980.7 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](mailto:enquiries@johncurtis.co.uk)