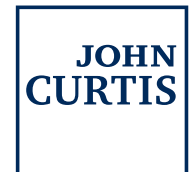




9 Hawsley Road, Harpenden, Hertfordshire AL5 2BL

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





## 9 Hawsley Road Harpenden, Hertfordshire

A detached five bedroom home with spacious and versatile accommodation, in a quiet and much favoured residential road within the highly sought after West Common area of Harpenden.

The property has been well maintained but offers scope for further improvement and modernisation. This fine home offers excellent family accommodation and occupies a delightful West Common plot. Noteworthy features include a large master bedroom with en-suite bathroom, ground floor shower room, good sized reception rooms, double glazed windows throughout and gas fired central heating.

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.

**Price guide £1,250,000**



**Porch**

Covered entrance porch under pitched roof.

**Entrance Hall**

Solid hardwood door to front with two full length double glazed sidelight windows. Stairs to first floor. Double panelled radiator. Telephone point. Storage cupboard. Doors to:

**Living Room 24'3 into bay x 13'10 (7.39m into bay x 4.22m)**

Dual aspect living room with double glazed bay window to front elevation and double glazed patio doors to rear, with full length double glazed sidelight windows. Double panelled radiator. Single panelled radiator. TV and telephone points. Coving. Feature fireplace with surround.

**Dining Room 13'10 x 10'8 (4.22m x 3.25m)**

Double glazed bay window to rear elevation. Coved ceiling. Double panelled radiator. Multi-paned door and full length glass panels looking into Entrance Hall allowing extra light into the room.

**Kitchen 18'1 x 12'10 max (5.51m x 3.91m max)**

Fully fitted kitchen with good range of wall and base units and roll top work surface incorporating sink and drainer. Integrated gas hob with overhead extractor. Integrated AEG microwave. AEG integrated dishwasher. Built in Indesit oven and grill. Built in dresser unit. Dual aspect double glazed windows to rear and side of the property. Coved ceiling with downlighters. Double panelled radiator. Tiled flooring. Part tiled walls. Door into:

**Utility Room 8'5 x 7'8 (2.57m x 2.34m)**

Wall mounted Potterton boiler. Part double glazed door and double glazed window to side elevation. Range of wall and base units with roll top work surface. Stainless steel sink and drainer. Space and plumbing for washing machine. Integrated fridge freezer. Part tiled walls. Tiled flooring. Door to gated side access.

**Shower Room**

Shower cubicle, low level WC and vanity cupboard mounted wash hand basin with cupboards under and roll top work surface. Obscured double glazed window to side elevation. Heated towel rail. Tiled walls and floor. Ceiling downlighters.

**Study/Living Room/Bed 6 15'7 x 8'11 (4.75m x 2.72m)**

Double panelled radiator. Single panelled radiator. Double glazed bay window to front and double glazed window to side elevation. Telephone and TV points. Built in cupboards.

**FIRST FLOOR**

**Landing**

Double panelled radiator. Double glazed bay window to front. Storage cupboard. Separate airing cupboard housing hot water tank.

**Bedroom One 17'3 x 11'7 (5.26m x 3.53m)**

Coved ceiling. Single panelled radiator. Double glazed window to front elevation. Door to En Suite. Opening to Dressing Area. TV and telephone points.

**Dressing Area**

Coved ceiling. Double glazed window to side. Built in wardrobes to either side.

**En Suite Bathroom**

Panelled bath with overhead shower. Heated towel rail. Concealed cistern WC. Vanity cupboard mounted wash hand basin with cupboards under. Downlighters. Hatch to loft space. Obscured double glazed window to side elevation. Tiled walls.

**Bedroom Two 12'9 x 11'7 max (3.89m x 3.53m max)**

Double glazed window to rear elevation. Single panelled radiator. Built in dressing table unit with drawers and built in wardrobes. Padded seating unit with storage under.

**Bedroom Three 13'5 x 9'3 (4.09m x 2.82m)**

TV point. Double glazed window to rear elevation. Single panelled radiator. Two sets of built in wardrobes.

**Bedroom Four 11'9 x 10'5 (3.58m x 3.18m)**

Double glazed window to rear. Single panelled radiator. Built in wardrobes.

**Bedroom Five 9'7 x 7'10 (2.92m x 2.39m)**

Double glazed windows to front. Single panelled radiator. Built in wardrobe.

**Family Bathroom**

Bath with overhead shower. Obscured double glazed window to side. Vanity cupboard mounted wash hand basin with cupboards under. Concealed cistern WC. Heated towel rail. Hatch to loft space. Spotlights. Part tiled walls.

**OUTSIDE**

**Front Garden**

The front garden has a lawned area with decorative trees and shrubs and a gravel driveway providing off street parking for several vehicles. Access to double garage. Gated side access.

**Rear Garden**

Brick compost store, outside water tap and hard standing to side, leading to rear garden. Immediately adjacent to the house is a paved patio with brick walled raised flower beds. The remainder of the garden is mainly laid to lawn, enclosed by wood panelled fencing and hedging. Mature shrub borders and specimen trees. To the rear of the garden, there is hard standing area for a greenhouse, with power. Further hard standing area with garden pond. Timber garden shed. Access to:

**Double Garage 22'5 x 18'0 (6.83m x 5.49m)**

Double glazed window to rear elevation. Two metal up and over doors. Range of built in cupboards. Pitched roof, with space for loft storage area. Power and light.



**Energy Performance Certificate**

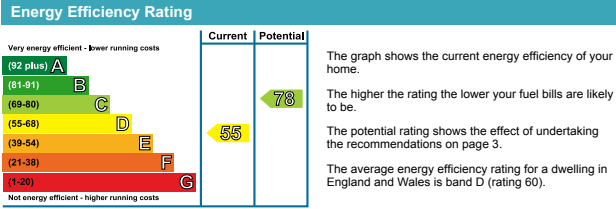
9, Hawsley Road, HARPENDEN, AL5 2BL  
Dwelling type: Detached house  
Date of assessment: 23 April 2016  
Date of certificate: 23 April 2016  
Reference number: 8605-8174-7229-0826-9463  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 210 m²

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:	£ 6,927
Over 3 years you could save	£ 2,847

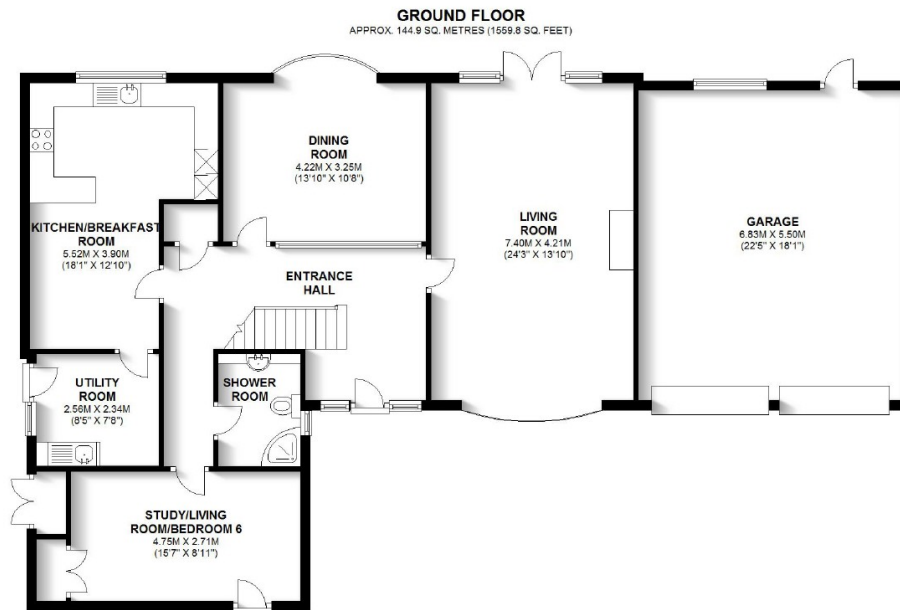
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 543 over 3 years	£ 291 over 3 years	
Heating	£ 5,799 over 3 years	£ 3,381 over 3 years	
Hot Water	£ 585 over 3 years	£ 408 over 3 years	
Totals	£ 6,927	£ 4,080	

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.



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 Increase loft insulation to 270 mm	£100 - £350	£ 348	
2 Cavity wall insulation	£500 - £1,500	£ 555	
3 Internal or external wall insulation	£4,000 - £14,000	£ 744	

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.



TOTAL AREA: APPROX. 246.1 SQ. METRES (2649.4 SQ. FEET)  
For identification purposes. Not to scale. Outbuildings 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  
Call us on 01582 764471 for free valuations and advice  
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