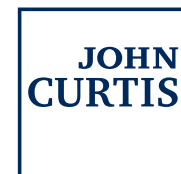




Little Gables, 38 Leyton Road, Harpenden, Hertfordshire AL5 2JB

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



Little Gables, 38 Leyton Road Harpenden, Hertfordshire

We are delighted to offer for sale this beautifully appointed character house built in 1920's with many original period features including exposed beams brick work, original doors and quarry tiled flooring.

This attractive home boasts a living room with a beamed ceiling in the shape of the Hertfordshire arrow and an angle nook fireplace with wood burning stove. To the rear of the property there is a vaulted family room, with double doors onto a private courtyard. The house also has a fitted shaker style kitchen with granite work surfaces with the benefit of opening directly onto the courtyard.

The house is convenient located overlooking the common and within a short walk of the centre and station making it an ideal trade down purchase or affluent commuter requiring the station.

To fully appreciate this unique home an internal viewing is highly recommended.

Price guide £1,125,000



Gate opening into the private front courtyard with front door which opens into the:

Entrance Hall

Leaded light window to front and side. Radiator. Understairs storage cupboard with stairs leading up to the first floor landing.

Cloakroom

Comprises low level WC. Corner wash basin. Window. Radiator. Large utility cupboard which can house two small under worksurface fridges and shelving above.

Living Room 15'11 x 15'4 (4.85m x 4.67m)

Part stain glass windows overlooking the front. Impressive ingle nook fireplace with wood burning stove. Windows to side. Radiator. Exposed timber flooring.

Dining Room 10'11 x 9'10 (3.33m x 3.00m)

Exposed timber flooring. Corniced ceiling. Window to side and double glazed french doors opening onto the courtyard.

Kitchen 22' x 6' (6.71m x 1.83m)

Excellent range of base and wall mounted fitted shaker style unit with the wall cabinets incorporating corning pelmets and under cabinet lighting. Granite worksurfaces. Gas hob and extractor hood above. Double oven. Integrated dishwasher and washing machine. Two bowls with hot and cold mixer taps. Leaded light windows to side. Complimentary tiling. Door onto the rear courtyard.

Family Room 18'7 x 12'6 (5.66m x 3.81m)

Delightful vaulted room with beamed ceiling. Radiator. Double glazed doors onto the rear courtyard attractive stone floor.

Stairs from the entrance hall leading up to the

FIRST FLOOR

Landing

Second glazed leaded light windows to side. Exposed brick feature wall. Radiator. Shoe cupboard. Linen cupboard. Access to loft space.

Bedroom One 14'6 x 12'9 (4.42m x 3.89m)

Double glazed Georgian style windows to rear. Radiators. Range of fitted wardrobes.

Bedroom Two 14'3 x 9'11 (4.34m x 3.02m)

Second glazed Georgian style window overlooking the front and common. Radiator. Built in cupboard/ wardrobe.

Bedroom Three 13'10 x 6'11 (4.22m x 2.11m)

Double glazed window to side. Feature corner fireplace. Radiator. Built in cupboard/wardrobe.

Bathroom 9'10 x 6' (3.00m x 1.83m)

White suite comprises a white panel bath with chrome mixer taps and shower attachment. Contemporary style wash basin built onto a glass top and hot and cold chrome mixer taps. Low level WC. Shower enclosure. Heated chrome towel rail. Part tiled wall tiles and floor. Frosted double glazed window to side. Cupboard housing the wall mounted central heating boiler with shelving.

OUTSIDE

Front Garden

Shingled garden with gated into a private entrance garden. Easy to maintain with shrubs and flowerbeds. Area for potted plants. Gravel drive which provides parking for one vehicle.

Rear Courtyard

Extensive paved area fully enclosed and private easy to maintain with raised flowerbeds gated access to side.

Garage 18'8 x 8'5 (5.69m x 2.57m)

Brick built with light and power. Electric up and over door. Window to rear and double doors to side with access onto the courtyard.



Energy Performance Certificate

38, Leyton Road, HARPENDEN, AL5 2JB

Dwelling type: Detached house

Date of assessment: 04 May 2016

Date of certificate: 05 May 2016

Reference number: 8296-7425-4700-1434-4902

Type of assessment: RdSAP, existing dwelling

Total floor area: 138 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:		£ 5,871
Over 3 years you could save		£ 2,919

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 435 over 3 years	£ 228 over 3 years	<div>You could save £ 2,919 over 3 years</div>
Heating	£ 5,046 over 3 years	£ 2,373 over 3 years	
Hot Water	£ 390 over 3 years	£ 351 over 3 years	
Totals	£ 5,871	£ 2,952	

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

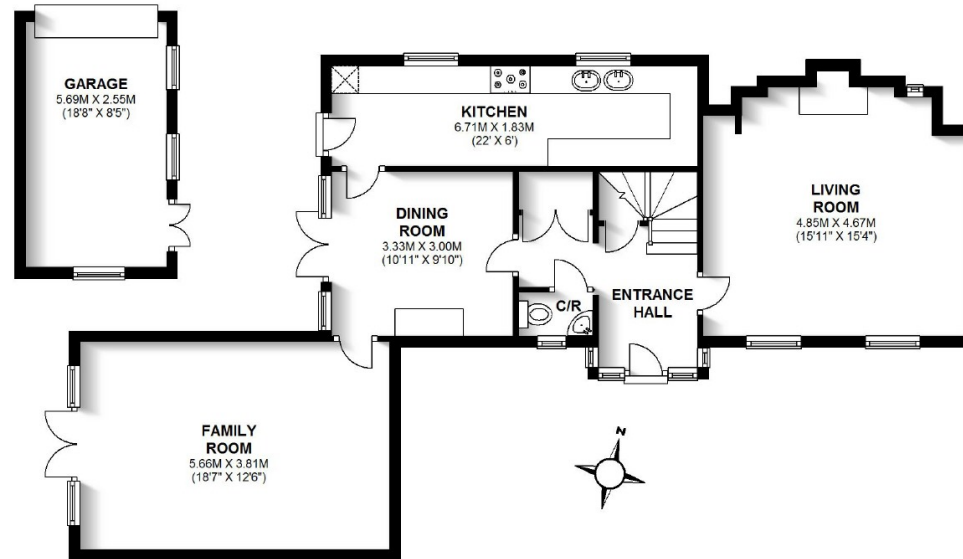
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 129	
2 Flat roof insulation	£850 - £1,500	£ 324	
3 Cavity wall insulation	£500 - £1,500	£ 780	

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

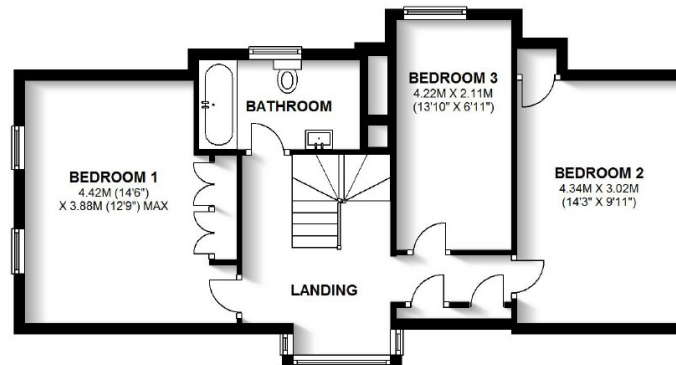
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 5

GROUND FLOOR
APPROX. 77.2 SQ. METRES (830.7 SQ. FEET)



FIRST FLOOR
APPROX. 58.3 SQ. METRES (627.5 SQ. FEET)



TOTAL AREA: APPROX. 135.5 SQ. METRES (1458.2 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
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