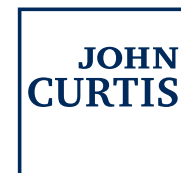




32 Tennyson Road, Harpenden, Hertfordshire AL5 4BB

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



32 Tennyson Road Harpenden, Hertfordshire

An attractive Edwardian semi detached family house with spacious and stylishly presented accommodation arranged over three floors, located in a prime central road affording easy access to the station, High Street and renowned schools.

To the rear is a magnificent mature and private garden, featuring a lovely patio, generous lawn and established trees. At the front there is a pretty garden with off street parking.

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 Kings Cross (c.26 minutes), the City, Gatwick Airport and Brighton.

Price guide £1,250,000



Original front door and stained glass windows to:

Entrance Hall

Original tiled flooring. Feature archway with cornice. Picture rail. Stairs to first floor. Single panelled radiator. Telephone point. Doors to:

Living Room 13'7 into bay x 12'11 (4.14m into bay x 3.94m)

Double glazed sash bay windows to front elevation. Double panelled radiator. Feature fireplace with surround. Built in bookshelves and cupboards to either side. TV point. Telephone point. Picture rail.

Family Room 25'7 into bay x 10'11 (7.80m into bay x 3.33m)

Feature fireplace with bookshelves and cupboards to either side. Picture rail. Large built in shelving unit. Radiator with decorative cover. TV point. Doors opening to kitchen/breakfast room. Double glazed sash bay windows to rear, overlooking garden. Patio doors to rear patio.

Kitchen/Breakfast Room 22'4 x 9'2 max (6.81m x 2.79m max)

A beautiful fitted kitchen with a range of wall and base units. Wooden work surface with double butler sink and drainer and waste disposal unit. Double glazed sash window to side elevation. Double glazed sash windows to rear elevation. Recessed downlighters. Aga with granite work surface to either side. Window seat. Door to side access. Integrated tumble dryer and dishwasher. Integrated freezer. Space for fridge freezer. Archway opening into:

Dining Room 10'9 x 9'9 (3.28m x 2.97m)

Recessed downlighters. Radiator with decorative cover. Built in cupboards. Part panelled walls. Double glazed sash window to side. Wood flooring. Door to:

Cloakroom

Low level WC. Wall mounted wash hand basin. Double panelled radiator. Double glazed frosted window to side. Wood flooring.

FIRST FLOOR

Landing

Staircase to Second Floor. Radiator. Double glazed sash window to side.

Bedroom One 16'10 x 10'11 max (5.13m x 3.33m max)

Original sash windows to front. Coved ceiling. Double panelled radiator. Feature cast iron fireplace with tiled slips. Built in wardrobes. Door to:

En Suite Shower Room

Corner shower enclosure. Close coupled dual flush WC. Wall hung hand basin with chrome mixer tap. Fully tiled walls with feature mosaic course. Chrome heated towel rail. Double glazed sash window to side. Ceiling recessed downlighters. Extractor fan.

Bedroom Two 13'0 x 10'10 (3.96m x 3.30m)

Built in wardrobes. Feature cast iron fireplace with tiled slips. Original sash window overlooking rear garden. Double panelled radiator.

Bedroom Three 13'0 x 9'2 (3.96m x 2.79m)

Double glazed sash window overlooking rear garden. Double panelled radiator. Feature cast iron fireplace. Airing cupboard housing lagged hot water cylinder with shelved storage above.

Family Bathroom

Large panel enclosed double ended bath with Lefroy Brooks taps. Lefroy Brooks pedestal wash hand basin. Close coupled WC. Shower enclosure with Lefroy Brooks shower unit and hinged glass door. Feature cast iron fireplace. Ceiling recessed downlighters. Sash window to side. Radiator. Ceramic tiled floor with underfloor heating. Lefroy Brooks wall mounted heated towel rail.

SECOND FLOOR

Landing

Double glazed side aspect window. Ornate balustrade. Hatch access to loft space.

Bedroom Four 17'4 x 11'1 (5.28m x 3.38m)

(Part restricted headroom). Sash window to side and two Velux roof light windows with bespoke blinds. Radiator. Cast iron fireplace. Ceiling recessed downlighters.

Bedroom Five 13'0 x 10'10 (3.96m x 3.30m)

(Part restricted headroom). Sash window to rear. Cast iron fireplace. Double panelled radiator.

Shower Room

Shower enclosure with tiled surround and hinged glass door. Close coupled WC. Ceramic hand basin with chrome mixer tap set into stone shelf wash stand. Chrome heated towel rail. Sash window to side. Range of eaves storage cupboards. Radiator. Ceiling recessed downlighters.

EXTERIOR

Front Garden

A pretty front garden with gravel path to front door with established flower and shrub beds. Ornamental garden wall to front. Paved and gravel driveway providing off street parking.

Rear Garden

Immediately adjacent to the rear of the house is a delightful paved dining terrace with raised flower and shrub borders and retaining wall. Steps up to an area of lawn bordered by flower and shrub beds and studded with specimen trees. At the rear there is a timber garden shed. Privacy is afforded by a mixture of mature hedging, secure fencing and established trees.



Energy Performance Certificate

32, Tennyson Road, HARPENDEN, AL5 4BB

Dwelling type: Semi-detached house

Date of assessment: 10 May 2016

Date of certificate: 11 May 2016

Reference number: 9108-5048-7225-4546-5970

Type of assessment: RdSAP, existing dwelling

Total floor area: 191 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:

£ 6,528

Over 3 years you could save

£ 2,850

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 498 over 3 years	£ 273 over 3 years	<div>You could save £ 2,850 over 3 years</div>
Heating	£ 5,487 over 3 years	£ 3,159 over 3 years	
Hot Water	£ 543 over 3 years	£ 246 over 3 years	
Totals	£ 6,528	£ 3,678	

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 Room-in-roof insulation	£1,500 - £2,700	£ 1,059	
2 Internal or external wall insulation	£4,000 - £14,000	£ 741	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 180	

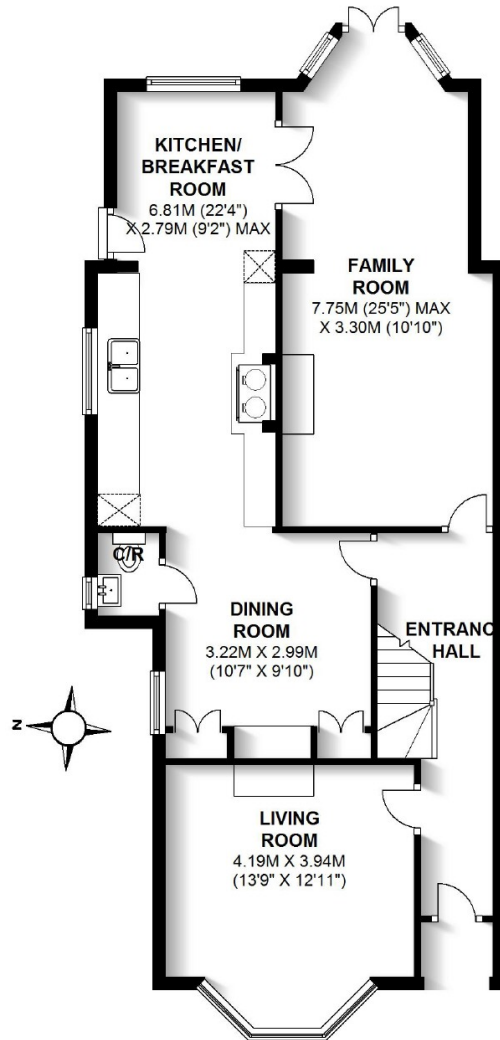
See page 3 for a full list of recommendations for this property.

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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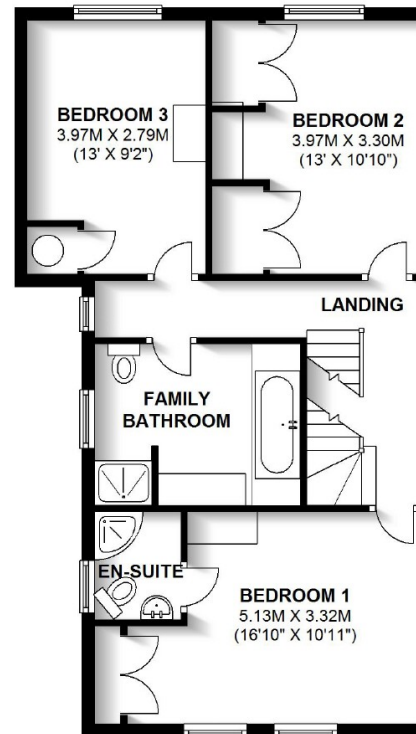
GROUND FLOOR

APPROX. 80.0 SQ. METRES (861.2 SQ. FEET)



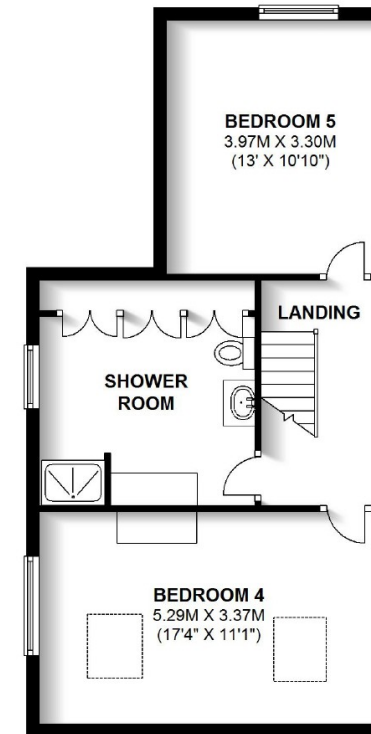
FIRST FLOOR

APPROX. 60.7 SQ. METRES (653.5 SQ. FEET)



SECOND FLOOR

APPROX. 50.3 SQ. METRES (541.9 SQ. FEET)



TOTAL AREA: APPROX. 191.1 SQ. METRES (2056.6 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
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