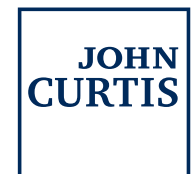




38 Welbeck Rise, Harpenden, Hertfordshire AL5 1TA

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



38 Welbeck Rise Harpenden, Hertfordshire

An immaculately presented and extended four bedroom detached family home.

This fine home enjoys an enviable and quiet residential location close to the excellent Grove school and the extensive range of amenities of Southdown shops. Whilst the home offers good, well balanced accommodation there is a tremendous amount of potential for extension and possible remodelling subject to planning permission.

Harpenden is well noted for its excellent choice of schools, sports and social requirements and a comprehensive range of restaurants and bars. Harpenden benefits from a fast Thameslink train service to St. Pancras Int., the City, Gatwick and Brighton.

Price guide £599,995



Storm Porch

Entrance door with full length sidelight window to:

Entrance Hall

Coved ceiling. Double panel radiator. Wood effect flooring. Stairs to first floor. Understairs storage cupboard. Doors to:

Downstairs W.C.

Low level W.C. Wall mounted fuse board. Frosted double glazed window to front elevation. Wall mounted wash hand basin with tiled splashback. Single panel radiator.

Lounge 23'3 x 12'4 max (7.09m x 3.76m max)

Double glazed window to front elevation. Single panel radiator. Coved ceiling. TV point. Double panel radiator. Feature fireplace with surround. Door to kitchen. Opening to dining area:

Dining area 10'3 x 8'10 (3.12m x 2.69m)

Double glazed patio doors opening onto patio. Two double glazed windows to rear elevation and double glazed window to side elevation. Double panel radiator. Coved ceiling.

Kitchen/diner 15'6 x 11'4 (4.72m x 3.45m)

Fully fitted kitchen with a range of wall and base units. Rolltop work surface with integrated sink and drainer. Part tiled walls. Integrated fridge. Space for oven. Space and plumbing for dishwasher. Double glazed patio doors opening onto patio.

FIRST FLOOR

Landing

Hatch to loft which is insulated and part-boarded. Airing cupboard housing hot water tank. Doors to:

Bedroom One 11'9 x 9'3 (3.58m x 2.82m)

Double glazed window to front elevation. Coved ceiling. Single panel radiator. Built in wardrobes.

Bedroom Two 12'11 x 7'11 (3.94m x 2.41m)

Coved ceiling. Double glazed windows to rear elevation. Single panel radiator.

Bedroom Three 9'9 x 7'2 (2.97m x 2.18m)

Double glazed window to rear elevation. Coved ceiling.

Bedroom Four 10'4 x 6'1 (3.15m x 1.85m)

Double glazed window to front elevation. Coved ceiling. Single panel radiator

Family Bathroom

Frosted double glazed window to rear elevation. Part tiled walls. Classic white suite comprising bath, pedestal mounted wash hand basin and low level W.C. Electric shower over bath. Spotlights. Single panel radiator.

OUTSIDE

Front Garden

Hard standing providing off road parking for two vehicles and giving access to the Garage. Lawn area with mature tree. Pathway to front door.

Garage 17'1 x 8'0 (5.21m x 2.44m)

Double doors to front. Power and lighting. Window to rear elevation. Utility area with: Plumbing for washing machine. Space for tumble dryer and chest freezer. Work surface with integrated sink. Wall mounted Worcester boiler. Loft area providing additional storage space.

Rear Garden

Immediately adjacent to the property is an extensive patio area ideal for entertaining. Steps up to raised lawn area enclosed by wood panel fencing with shrub borders. Personal door to garage:



Energy Performance Certificate

38, Welbeck Rise, HARPENDEN, AL5 1TA

Dwelling type: Detached house

Date of assessment: 05 July 2016

Date of certificate: 06 July 2016

Reference number: 0658-3090-7203-2736-0944

Type of assessment: RdSAP, existing dwelling

Total floor area: 116 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:	£ 2,802
Over 3 years you could save	£ 606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 228 over 3 years	<div>You could save £ 606 over 3 years</div>
Heating	£ 1,917 over 3 years	£ 1,698 over 3 years	
Hot Water	£ 480 over 3 years	£ 270 over 3 years	
Totals	£ 2,802	£ 2,196	

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

7085

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).

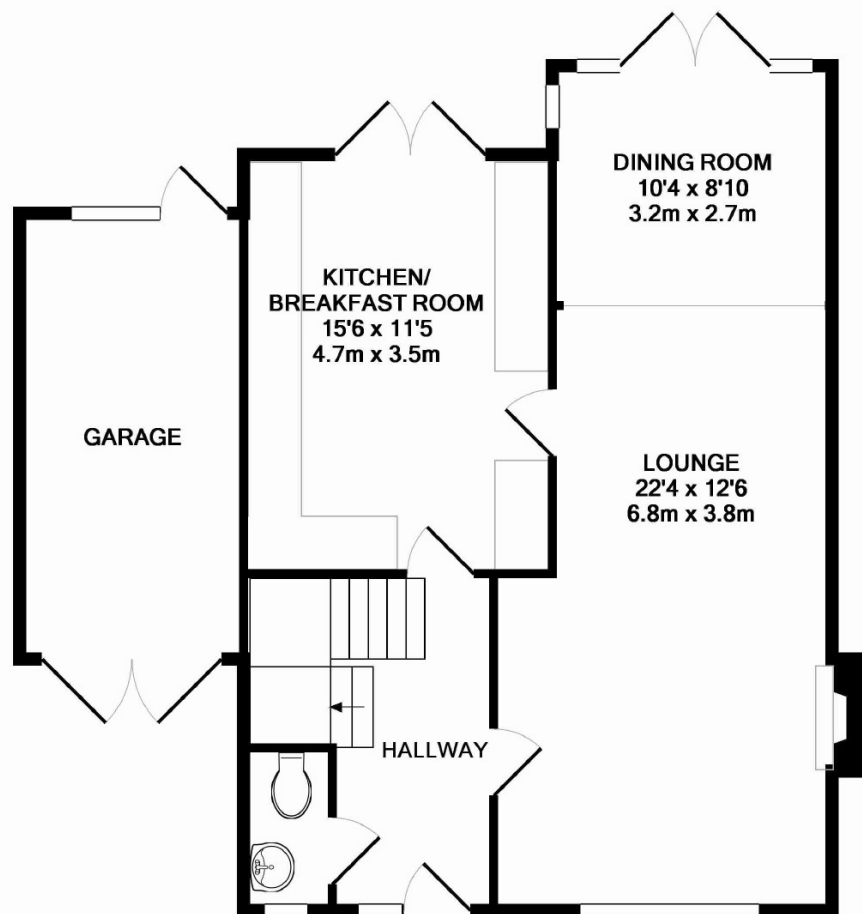
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	
2 Low energy lighting for all fixed outlets	£85	£ 153	
3 Heating controls (room thermostat)	£350 - £450	£ 123	

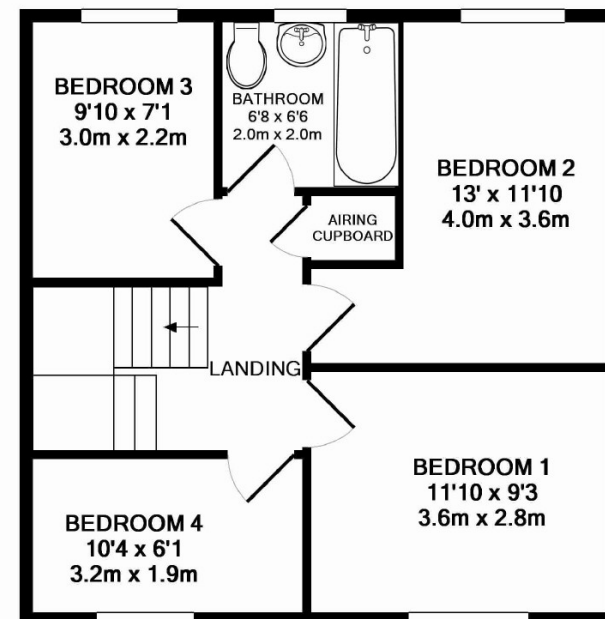
See page 3 for a full list of recommendations for this property.

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 4



GROUND FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1267 SQ.FT. (117.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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