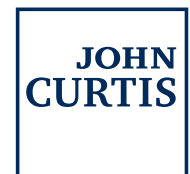




Fylingdales, 21 Station Road, Harpenden, Hertfordshire AL5 4XA

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



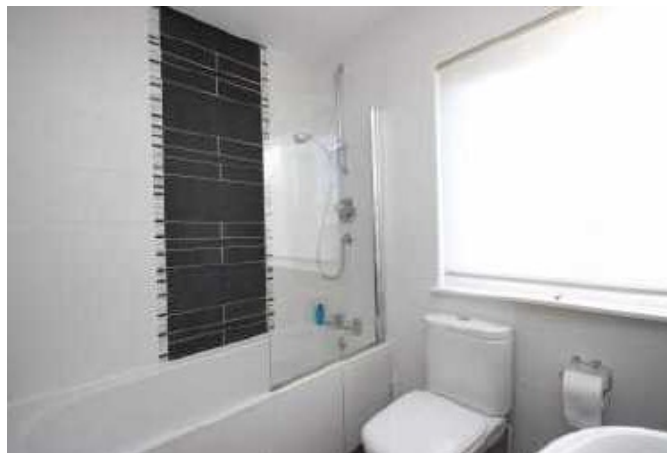
Fylingdales, 21 Station Road Harpenden, Hertfordshire

A handsome Victorian semi detached family home with spacious, characterful and versatile accommodation arranged over three floors, within a short walk of the station and High Street. Available Chain Free.

This fine house has retained much of the original period detailing and affords excellent scope for a ground floor extension subject to the necessary consents. The property is located in a highly convenient, central location close to outstanding schools and has the benefit of a garage and 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 St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

Price guide £995,000



Recessed Porch

Glazed front door with sidelight to:

Entrance Hall

Oak flooring. Staircase to first floor with ornate balustrade. Radiator. Decorative ceiling cornice. Dado Rail. Useful understairs storage cupboard.

Dining Room 14'0 x 12'0 (4.27m x 3.66m)

Decorative ceiling cornice. Plate rack and picture rail. Impressive gas fireplace with marble surround and hearth. Secondary glazed leaded light front aspect windows. Double panelled radiator.

Living Room 16'0 x 12'0 max. (4.88m x 3.66m max.)

Decorative ceiling cornice. Gas fireplace with ornate painted plaster surround. Secondary glazed leaded light windows overlooking rear garden. Two radiators. Secondary glazed leaded light window to side.

Breakfast Room 12'9 x 10'8 max (3.89m x 3.25m max)

Coved ceiling. Ideal Mexico boiler providing domestic hot water and gas fired central heating. Wood flooring. Radiator. Sliding patio doors to rear garden. Built in cupboards. Door to:

Kitchen 13'10 x 6'6 (4.22m x 1.98m)

Excellent range of base and wall mounted units with extensive work surface area and inset stainless steel sink unit with swivel mixer tap. Integrated appliances include Stoves wall mounted electric double oven. Separate four burner gas hob. Space and plumbing for dishwasher. Space for upright fridge freezer. Part tiled walls. Ceramic tiled floor. Double glazed side aspect windows. Glazed door to:

Utility Room

Space and plumbing for washing machine. Work surface area with additional appliance space under and wall mounted cupboards. Double glazed door to garden. Ceramic tiled floor. Sliding door to:

Cloakroom

Close coupled WC. Wash hand basin set into tiled shelf with tiled splashback. Radiator. Ceramic tiled floor. Double glazed frosted window to side.

FIRST FLOOR

Landing

Dado rail. Staircase to Second Floor with ornate balustrade. Radiator. Leaded light secondary glazed front aspect window.

Bedroom One 14'2 x 12'3 (4.32m x 3.73m)

Dado rail. Radiator. Secondary glazed leaded light front aspect window. NB It would be possible to create an En-Suite Shower Room to this bedroom by utilising part of the landing space.

Bedroom Two 12'10 x 10'7 (3.91m x 3.23m)

Coved ceiling. Fitted bookshelves. Stripped floorboards. Radiator. Secondary glazed rear aspect window.

Bedroom Three 12'0 x 8'5 (3.66m x 2.57m)

Coved ceiling. Recessed storage. Radiator. Secondary glazed rear aspect window.

Family Bathroom

Recently refitted suite in white comprising panel enclosed bath with Aqualisa shower and hinged glass screen over, pedestal wash hand basin and close coupled dual flush WC. Fully tiled walls. Ceramic tiled floor. Secondary glazed leaded light window to side.

SECOND FLOOR

Velux roof light window. Dado rail.

Bedroom Four 14'0 x 13'6 (4.27m x 4.11m)

Radiator. Secondary glazed leaded light front aspect window.

Bedroom Five 13'5 x 12'1 (4.09m x 3.68m)

Radiator. Stripped wood flooring. Secondary glazed leaded light window to side.

Bathroom

Panel enclosed bath with Aqualisa shower and hinged glass screen over. Close coupled dual flush WC. Pedestal wash hand basin with tiled splashback. Radiator. Velux roof light window. Chrome heated towel rail. Built in eaves storage cupboard.

OUTSIDE

Front Garden

Driveway providing off street parking and giving access to the garage. Well stocked flower and shrub raised bed with brick retaining wall.

Rear Garden

Immediately adjacent to the rear of the property is an extensive paved patio area leading to an expanse of lawn bordered by established flower and shrub beds to the rear there is a recently constructed wall with trellis affording privacy.

Garage 17'6 max x 10'5 max (5.33m max x 3.18m max)

Up and over door. Glazed personal door to rear.



Energy Performance Certificate

21, Station Road, HARPENDEN, AL5 4XA

Dwelling type: Semi-detached house

Date of assessment: 12 October 2015

Date of certificate: 13 October 2015

Reference number: 9528-7972-7220-3095-7994

Type of assessment: RdSAP, existing dwelling

Total floor area: 185 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:		£ 9,678
Over 3 years you could save		£ 6,039

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 366 over 3 years	<div>You could save £ 6,039 over 3 years</div>
Heating	£ 8,745 over 3 years	£ 3,027 over 3 years	
Hot Water	£ 573 over 3 years	£ 246 over 3 years	
Totals	£ 9,678	£ 3,639	

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

32

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

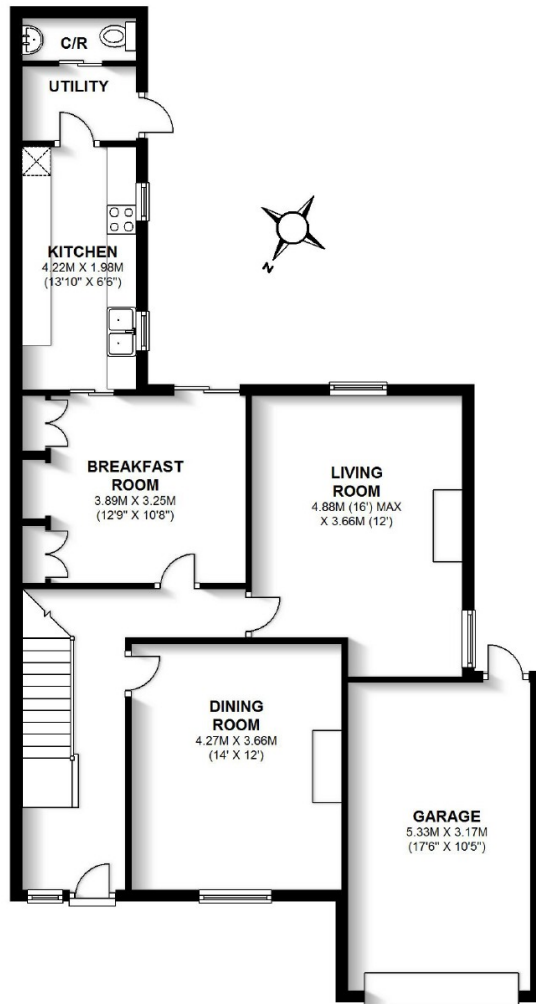
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 2,172	
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,968	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 330	

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

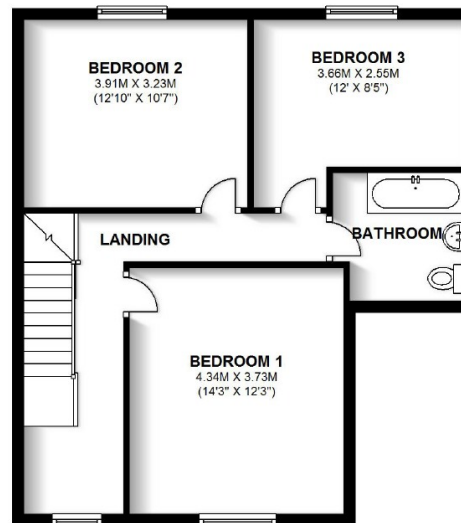
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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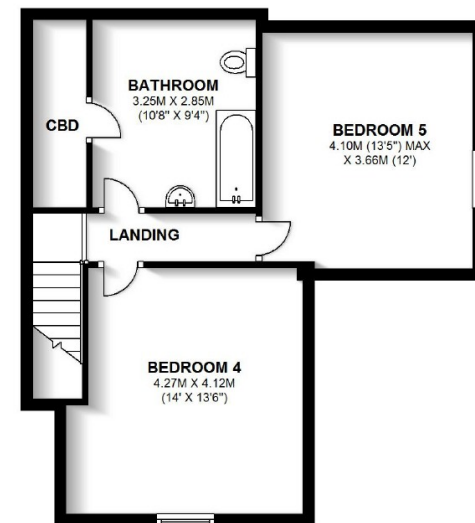
GROUND FLOOR
APPROX. 88.2 SQ. METRES (949.6 SQ. FEET)



FIRST FLOOR
APPROX. 58.0 SQ. METRES (624.4 SQ. FEET)



SECOND FLOOR
APPROX. 51.0 SQ. METRES (548.5 SQ. FEET)



TOTAL AREA: APPROX. 197.2 SQ. METRES (2122.6 SQ. FEET)
Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
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