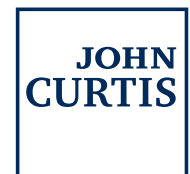




2 Ox Lane, Harpenden, Hertfordshire AL5 4HB

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Village & Country Homes



2 Ox Lane
Harpenden, Hertfordshire

An extremely attractive 1930s detached house located within walking distance of the station, High Street & outstanding schools. *PART EXCHANGE CONSIDERED*

This fine family home has high specification and versatile accommodation. A feature worthy of particular note is the stunning kitchen/breakfast room with door to garden and separate utility room. There are two generous reception rooms to the ground floor and upstairs there are four bedrooms and two bathrooms.

Outside the property enjoys an impressive frontage and a generous mature and private rear garden.

SITUATION

Harpenden is well noted for its excellent choice of





Energy Performance Certificate



2, Ox Lane, HARPENDEN, AL5 4HB

Dwelling type: Detached house
Date of assessment: 09 June 2016
Date of certificate: 09 June 2016

Reference number: 0347-2871-6766-9806-7501
Type of assessment: RdSAP, existing dwelling
Total floor area: 139 m²

Use this document to:

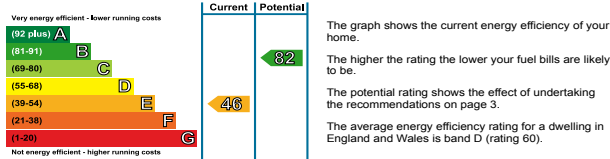
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,871
Over 3 years you could save	£ 3,246

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 231 over 3 years	You could save £ 3,246 over 3 years
Heating	£ 4,878 over 3 years	£ 2,151 over 3 years	
Hot Water	£ 540 over 3 years	£ 243 over 3 years	
Totals	£ 5,871	£ 2,625	

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



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 Internal or external wall insulation	£4,000 - £14,000	£ 1,821	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 321	✓
3 Low energy lighting for all fixed outlets	£135	£ 186	

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.

£1,350,000



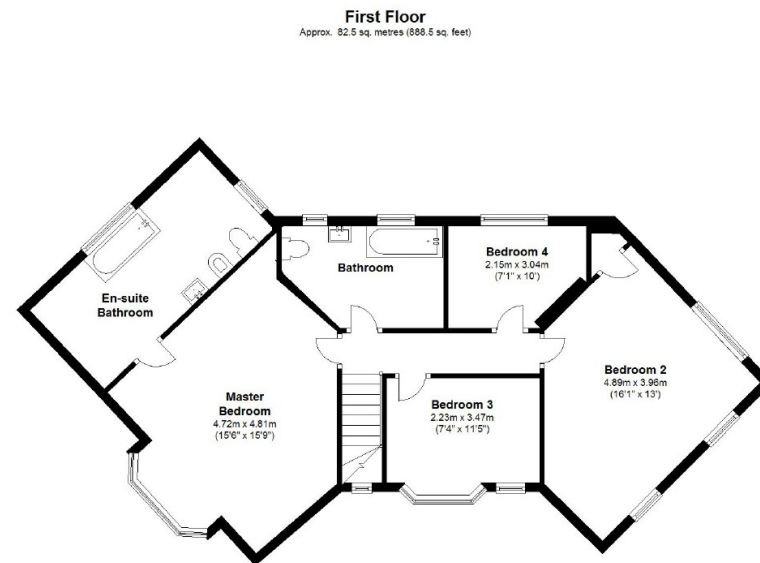
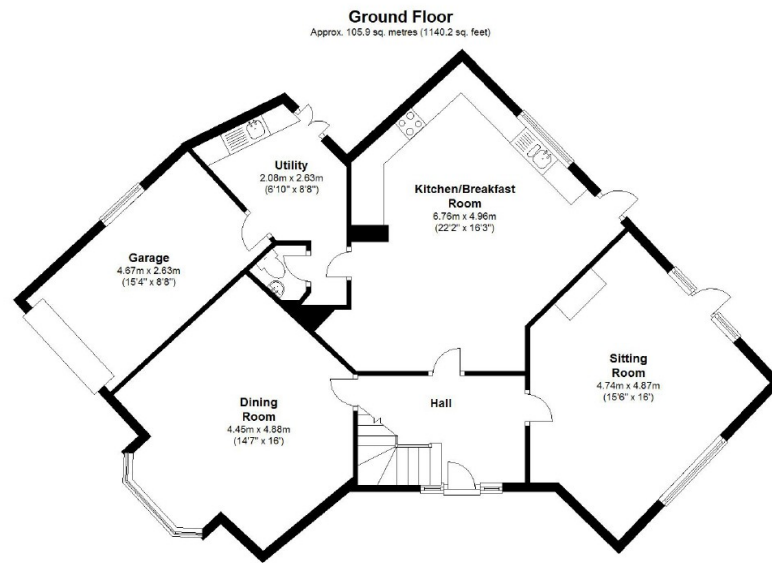
schools for all age groups. Social requirements are well catered for, including several challenging golf courses, a sports centre, swimming pool, various clubs and associations and a comprehensive range of restaurants and bars. Harpenden benefits from a fast electrified train service to St. Pancras International (c.26 minutes), the City, Gatwick Airport and Brighton.

GENERAL

Tax Band: G

Local Authority: St Albans District Council

Services: All mains services connected



Total area: approx. 188.5 sq. metres (2028.6 sq. feet)

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