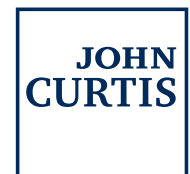




83 Topstreet Way, Harpenden, Hertfordshire AL5 5TY

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



83 Topstreet Way Harpenden, Hertfordshire

An attractive and spacious detached family home with stylishly presented and versatile accommodation arranged over two floors. To the rear there is a delightful and generous private garden backing onto allotments.

The property enjoys a much favoured and convenient position within a short walk of the High Street, station and outstanding schools.

A feature worthy of particular note is the stunning open plan kitchen/dining room at the back of the house which opens onto a spacious family room with doors onto the garden.

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, associations and a comprehensive range of restaurants and bars. Harpenden also benefits from a fast electrified train service to St. Pancras International (c.26 minutes).

£1,150,000



Recessed Porch

Front door with double glazed panels and frosted sidelights to:

Entrance Hall

Staircase to first floor with ornate balustrade and useful under stairs storage cupboard. Engineered oak flooring. Radiator. Further useful built in storage cupboard and additional under stairs cloaks cupboard.

Living Room 14'3 (max into bay) x 14'0 (4.34m (max into bay) x 4.27m)

A light and spacious living room with an impressive fireplace and granite hearth. Coved ceiling. Two wall light points. Double glazed box bay window to front. Double panel radiator.

Family Room 17'10 x 12'0 (5.44m x 3.66m)

Engineered oak flooring. Coved ceiling. Two Velux roof light windows. Double glazed French doors with full height double glazed sidelights leading to rear garden. Fitted shelves. Stylish wall hung radiators. Large opening to:

Kitchen/Dining Room 18'5 x 14'7 (max) (5.61m x 4.45m (max))

Excellent range of base and wall mounted units in high gloss white with contrasting black granite work surface areas. Excellent range of integrated appliances including wall mounted Neff double oven. Separate Neff induction hob with stainless steel extractor over. Dishwasher and fridge/freezer. The worksurface area also extends to a peninsula breakfast bar. Ceiling recessed downlighters. Coved ceiling. Engineered oak flooring. Space for large dining table. Stylish wall hung radiators. Double glazed window overlooking rear garden and double glazed French doors with full height double glazed sidelights leading to rear garden.

Study/Playroom 9'8 x 9'1 (plus door recess) (2.95m x 2.77m (plus door recess))

Coved ceiling. Double glazed side aspect window. Double panel radiator.

Utility Room

Space and plumbing for both washing machine and tumble dryer with granite work surfaces over. Built in cupboard. Extractor fan. Fitted shelves. Tiled floor. Door to:

Ground Floor Shower Room

Shower enclosure with AquaLisa shower unit and tiled surround. Close coupled dual flush W.C. Stylish wall hung ceramic hand basin with chrome mixer tap. Part tiled walls with feature mosaic course. Glazed frosted window to side. Tiled floor. Ceiling recessed downlighters. Extractor fan.

FIRST FLOOR

Landing

Ornate balustrade. Double glazed window to front. Large linen storage cupboard. Hatch access to loft space.

Bedroom 1 13'5 x 12'3 (plus large door recess) (4.09m x 3.73m (plus large door recess))

Double glazed rear aspect window overlooking the garden. Double panel radiator. Built in storage cupboard. Door to:

En-Suite Shower Room

Corner shower enclosure with AquaLisa shower and tiled surround. Close coupled dual flush W.C. Stylish ceramic hand basin with chrome mixer tap and cupboards under. Part tiled walls with feature mosaic course. Tiled floor. Chrome heated towel rail. Double glazed frosted window to rear. Ceiling recessed downlighters.

Bedroom 2 14'8 x 14'0 (4.47m x 4.27m)

Double glazed box bay window to front. Radiator.

Bedroom 3 12'4 x 10'0 (3.76m x 3.05m)

Double glazed front aspect window. Radiator.

Bedroom 4 9'9 x 9'9 (2.97m x 2.97m)

Double glazed rear aspect window. Radiator.

Family Bathroom

P shaped bath with mixer tap and shower attachment. Concealed cistern dual flush W.C. Ceramic hand basin set into shelf with cupboards under. Fully tiled walls. Ceiling recessed downlighters. Double glazed frosted window to side. Tiled floor.

OUTSIDE

Front Garden

Large block paved driveway providing off street parking, bordered by established bark chipped flower and shrub beds and studded with mature trees. Integral bike store with garage doors to front.

Rear Garden

Immediately adjacent to the rear of the house is an extensive paved patio area leading to an expanse of lawn. Well stocked flower and shrub beds and borders. The boundaries are clearly defined by secure fencing. At the rear of the garden there is a timber garden shed and a timber Wendy house. The gardens back onto allotments at the rear.



Energy Performance Certificate

83, Topstreet Way, HARPENDEN, AL5 5TY

Dwelling type: Detached house

Date of assessment: 13 July 2016

Date of certificate: 14 July 2016

Reference number: 9578-9014-6293-4746-7950

Type of assessment: RdSAP, existing dwelling

Total floor area: 170 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:

£ 5,034

Over 3 years you could save

£ 1,662

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 417 over 3 years	£ 258 over 3 years	<div>You could save £ 1,662 over 3 years</div>
Heating	£ 4,170 over 3 years	£ 2,644 over 3 years	
Hot Water	£ 447 over 3 years	£ 270 over 3 years	
Totals	£ 5,034	£ 3,372	

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

60

79

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).

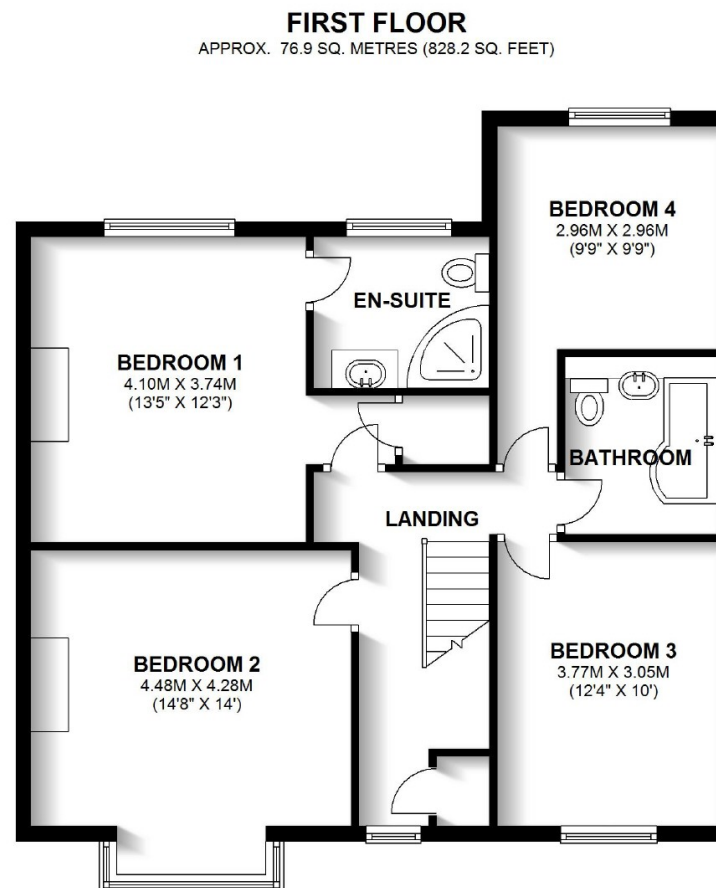
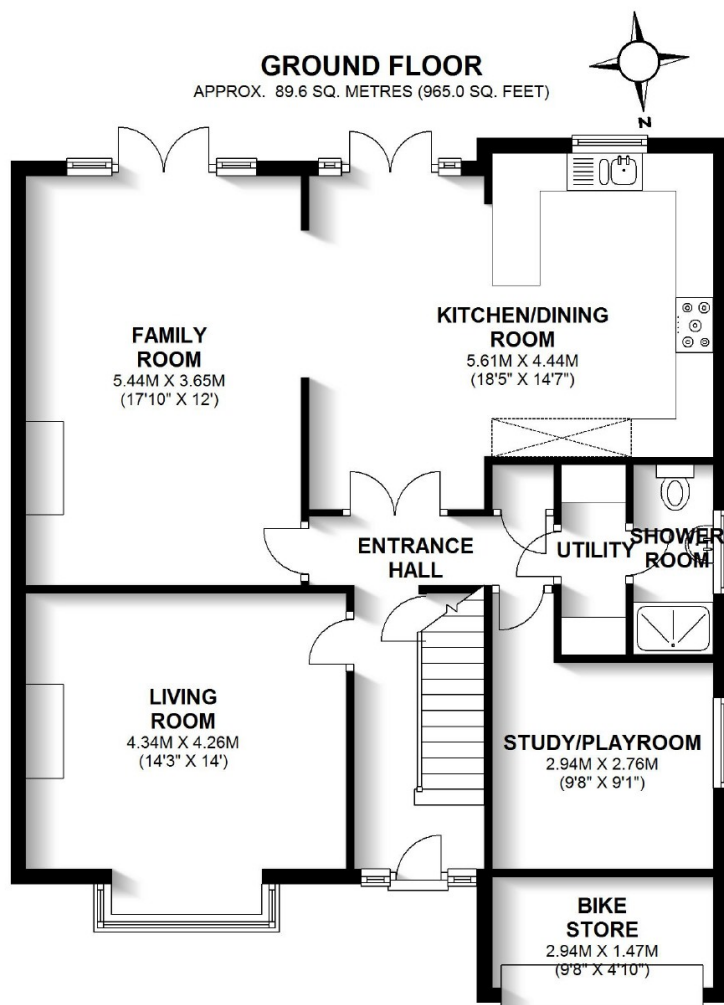
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,068	<div><div></div><div></div></div>
2 Floor insulation (suspended floor)	£800 - £1,200	£ 132	<div><div></div><div></div></div>
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 168	<div><div></div><div></div></div>

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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TOTAL AREA: APPROX. 166.6 SQ. METRES (1793.2 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
Visit us at 36 High Street, Harpenden, Herts AL5 2SX
Email enquiries@johncurtis.co.uk