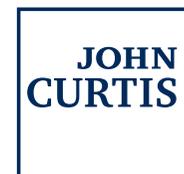




2 Granby Court, Marquis Lane, Harpenden, Hertfordshire AL5 5AB

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



2 Granby Court, Marquis Lane Harpenden, Hertfordshire

A beautifully presented and conveniently located three bedroom home enjoying views over a leafy park.

Recently refurbished to a high standard, this fine home offers light and spacious rooms accommodation with Amtico flooring throughout the ground floor. To the rear of the property is a delightful south west facing landscaped garden with off road parking and a garage to front. The property, situated opposite the park and ever popular nature reserve, is located less than a mile from the station and offers an excellent choice of schooling for all age groups.

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 £585,000



Steps up to front door leading to:

Entrance Porch

Wood flooring. Space for hanging coats. Obscured window to front and side elevation. Door into:

Entrance Hall

Single panel radiator. Stairs to first floor landing. Doors to:

Cloakroom

Concealed cistern WC. Wall mounted wash hand basin with tiled splashback. Radiator. Obscured window to front elevation. Telephone point. Single panel radiator.

Kitchen 13'7 x 7'7 (4.14m x 2.31m)

Excellent range of base and wall mounted high gloss units with under cabinet lighting and granite work surfaces incorporating one and a half bowl sink with cut in drainer, hot and cold mixer taps and cupboards under. Five burner gas hob with stainless steel extractor hood. Newly installed integrated Bosch double oven. Space for washing machine. Space for fridge freezer. Newly installed integrated Bosch dishwasher. Newly installed high efficiency Worcester Bosch combination boiler. Breakfast bar providing seating for two. Radiator. TV point. Double glazed window to front elevation enjoying views over park.

Living/Dining Room 19' x 10' max (5.79m x 3.05m max)

A bright and spacious room with coved ceiling. Recently installed Schuco bi-fold patio doors opening to decked area. Single patio door also opening onto decking. Chimney breast with high end contemporary electric fire and recess for television. Recessed energy efficient LED spot lights. Radiators. Large understairs cupboard. Wall light points.

FIRST FLOOR

Landing

Doors to:

Bedroom One 11'9 to the face of wardrobes x 11'1 (3.58m to the face of wardrobes x 3.38m)

Double glazed window to front elevation enjoying views over park and countryside. Fitted wardrobes. TV point. Radiator. Cupboard with shelving and hanging space.

Bedroom Two 13'1 x 7'7 (3.99m x 2.31m)

Double glazed window to rear elevation. Radiator. Coved ceiling.

Bedroom Three 9'1 x 5'10 (2.77m x 1.78m)

Double glazed window overlooking the rear garden. Radiator. Coved ceiling.

Family Bathroom

Recently installed high end luxury bathroom suite, comprising an Adora flow triple valve mixer controlling rain forest shower head, bath and retractable handset, served by a high pressure water tank. Fully tiled with thermostatic controlled underfloor heating. Recessed LED lighting and wall mounted sensor operated LED mirror. Vanity cupboard mounted wash hand basin. Concealed cistern WC. Heated towel rail.

OUTSIDE

Rear Garden

Beautifully landscaped rear garden with decked area and lighting immediately adjacent to the house. The lawn then leads to a second decked area providing the perfect location for informal seating and a BBQ. The garden is enclosed by wood panel fencing with a shrub border and shingle path leading to the rear of the garden. Picket fence at the rear with gate providing access to the front.

Front Garden

Off road parking. Steps up to front door. Access to:

Garage

Up and over door. Light and power.



Energy Performance Certificate

2 Granby Court, Marquis Lane, HARPENDEN, AL5 5AB

Dwelling type: Mid-terrace house	Reference number: 9278-2078-6251-8256-9964
Date of assessment: 13 September 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 September 2016	Total floor area: 88 m ²

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:	£ 2,343
Over 3 years you could save	£ 714

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 171 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 714 over 3 years </div>
Heating	£ 1,674 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 417 over 3 years	£ 258 over 3 years	
Totals	£ 2,343	£ 1,629	

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

	Current	Potential
Very energy efficient - lower running costs	69	88

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 Cavity wall insulation	£500 - £1,500	£ 291	✔
2 Floor insulation (suspended floor)	£800 - £1,200	£ 207	✔
3 Low energy lighting for all fixed outlets	£45	£ 69	✔

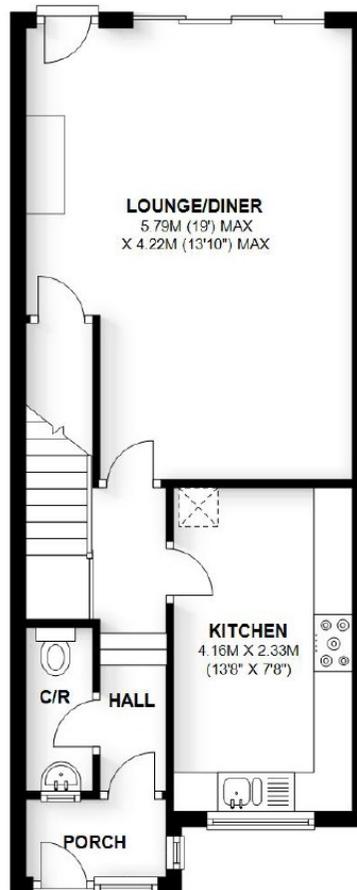
See page 3 for a full list of recommendations for this property.

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.

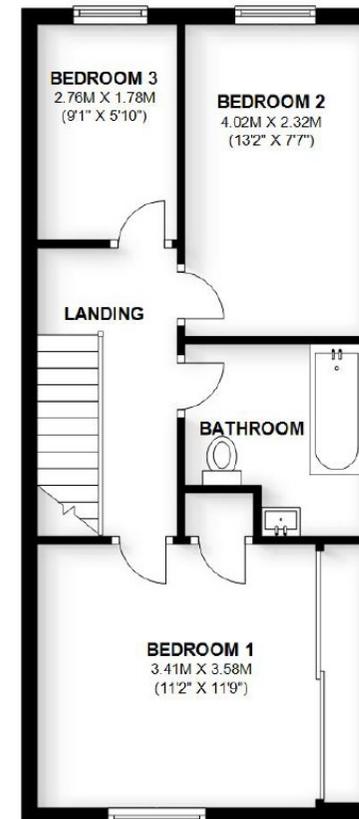
LOWER GROUND FLOOR
APPROX. 23.4 SQ. METRES (251.6 SQ. FEET)



GROUND FLOOR
APPROX. 44.0 SQ. METRES (473.1 SQ. FEET)



FIRST FLOOR
APPROX. 42.4 SQ. METRES (456.8 SQ. FEET)



TOTAL AREA: APPROX. 109.8 SQ. METRES (1181.6 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
Visit us at 36 High Street, Harpenden, Herts AL5 2SX
Email enquiries@johncurtis.co.uk