



Westfield Road, Harpenden, AL5 4LU

Offers in excess of £450,000



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An extremely well presented modern three bedroom detached home in this popular setting within easy reach of the station and excellent schooling. The property is very close to a fully tarmacked cycle path which is ideal for joggers and cyclist enthusiasts or a for a family to enjoy an afternoon stroll.

The accommodation comprises: entrance hall, cloakroom, attractive kitchen/diner and 16'0 lounge. The first floor has three bedrooms and a superb fitted bathroom.

Externally there is a paved frontage with flower/shrub beds, a delightful private garden and a driveway to the rear.



ACCOMMODATION

Ground Floor

Storm porch with front door to:

Entrance Hall

Coved ceiling, radiators, staircase off, under stairs cupboard, wood flooring.

Cloakroom

Attractive white and chrome suite comprising wash hand basin and closed coupled WC, radiator, tiled floor, extractor fan, tiled splash back, frosted window to side.

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

Coved ceiling, radiators, wood flooring, window and patio doors to rear.

Kitchen/Breakfast Room 12'3 x 8'10 (3.73m x 2.69m)

Attractive range of floor and wall mounted units, work surface with inset sink unit, built in oven, hob and cooker hood, integrated dishwasher and fridge freezer, space and services for washing machine, tiling, radiator, space for table and chairs, coved ceiling, down lights, wall mounted gas boiler, window to front.

Landing

Access to boarded loft space via retractable ladder with lighting, coved ceiling, frosted window to side.

Bedroom One 10'0 x 9'5 (3.05m x 2.87m)

Coved ceiling, radiator, television point, fitted and built in wardrobes windows to front.

Bedroom Two 10'10 x 8'10 (3.30m x 2.69m)

Radiator, coved ceiling, window to rear.

Bedroom Three 7'8 x 6'9 (2.34m x 2.06m)

Coved ceiling, radiator, window to rear.



Bathroom

Superb white and chrome suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, closed coupled WC, chrome towel radiator, tiling, tiled floor, won lights, extractor fan, frosted window to side.

Exterior

Front Garden

Paved frontage with flower and shrub beds, gated side access to rear.

Parking

Driveway situated to the rear of the property with gated access into the garden



Rear Garden

Delightful private and secluded garden laid mainly to lawn with patio area and raised flower/shrub beds, steps with gated rear access.

Environmental Impact Rating

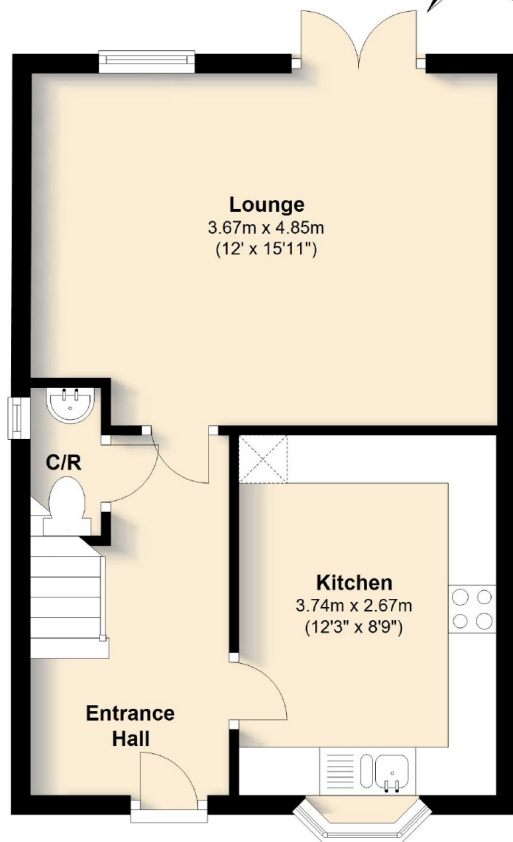
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

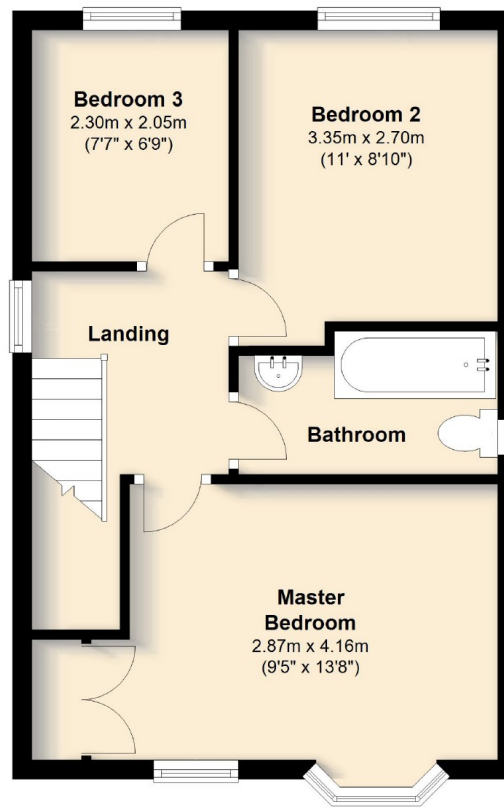
Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



First Floor

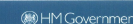
Approx. 36.9 sq. metres (396.6 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

Energy Performance Certificate



147a, Westfield Road, HARPENDEN, AL5 4LU

Dwelling type: Detached house
Date of assessment: 14 August 2014
Date of certificate: 14 August 2014
Reference number: 0942-2894-6786-6594-4005
Type of assessment: RDSAP, existing dwelling
Total floor area: 74 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

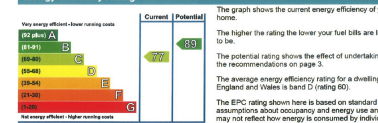
Estimated energy costs of dwelling for 3 years: £ 1,503
Over 3 years you could save: £ 129

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 150 over 3 years	You could save £ 129 over 3 years
Heating	£ 1,014 over 3 years	£ 1,020 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
Totals	£ 1,503	£ 1,374	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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. Low energy lighting for all fixed outlets	£20	£ 36	Yes
2. Solar water heating	£4,000 - £6,000	£ 90	Yes
3. Solar photovoltaic panels, 3.5 kWp	£9,000 - £14,000	£ 774	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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