



Milton Road, Harpenden, AL5 5LN

Guide price £450,000



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A deceptively spacious two bedroom home in this superb central location within easy reach of the Station and Town Centre. The property benefits from a private garden and a garage in a nearby block. The property is currently let and this would offer an excellent opportunity for a landlord to purchase this property, as the tenant has indicated they wish to stay on.

The accommodation comprises; entrance hall, 20'11 lounge/diner, kitchen and bathroom on the ground floor. The lower ground floor accommodates the two double bedrooms with access onto the private garden. Externally there are well maintained communal grounds, garage and a parking space.



ACCOMMODATION

Entrance Hall

Access to loft space, coved ceiling.

Lounge/Dining Room 20'0 x 17'11 (6.10m x 5.46m)

An extremely light and spacious room with lounge and dining areas. Coved ceiling, television point, built in airing cupboard housing hot water tank, staircase down to lower ground floor.

Kitchen 11'10 x 7'11 (3.61m x 2.41m)

Range of floor and wall mounted units, work surface with inset sink unit, space and services for cooker, washing machine, slim line dishwasher, tiling, window to side, window to front, extractor fan.

Bathroom

White/chrome suite comprising panelled bath with shower unit above, pedestal wash hand basin and low level WC, tiled walls, high level frosted window to front, extractor fan.

Lower Ground Floor

Hallway

Built in cupboard housing warm air heating boiler. Doors off.

Bedroom One 14'5 x 9'11 (4.39m x 3.02m)

Built in wardrobes, window to rear.

Bedroom Two 9'6 x 7'7 (2.90m x 2.31m)

Door and window to rear.



Exterior

Garage

In nearby block, up and over door with parking space.

Private Gardens

Patio area for table and chairs, lawn, flower and shrub beds, backs directly onto the communal grounds.

Communal Garden

Extremely well maintained lawns and mature trees. There is an annual maintenance charge for the upkeep of the communal grounds.

Environmental Impact Rating

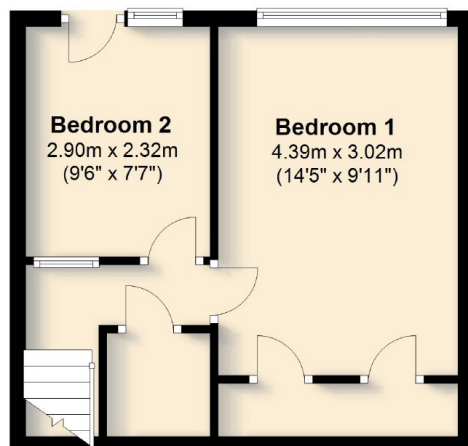
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

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

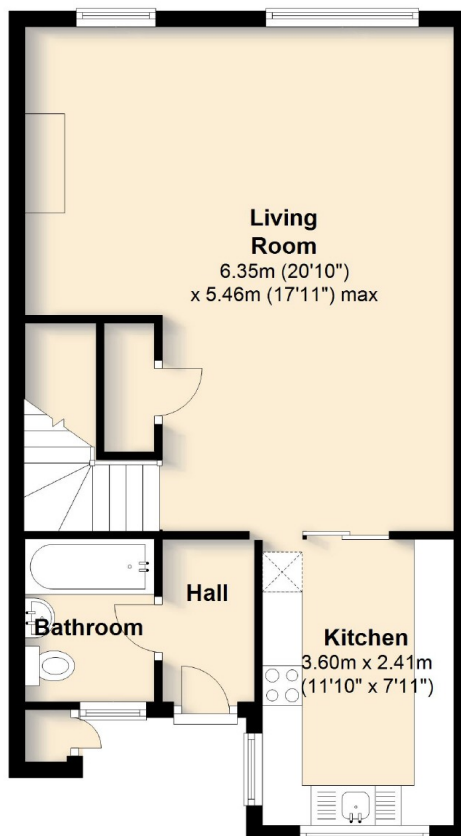
Lower Ground Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Ground Floor

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.

Energy Performance Certificate			
HM Government			
6 Avon Court, Millon Road, HARPENDEN, AL5 2LN			
Dwelling type:	Mid-terrace house	Reference number:	0558-4025-7203-5423-7930
Date of assessment:	05 July 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 July 2017	Total floor area:	79 sqm
Use this document to:			
<ul style="list-style-type: none"> 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:			£ 2,880
Over 3 years you could save			£ 1,227
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 162 over 3 years	You could save £ 1,227 over 3 years
Heating	£ 1,902 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 714 over 3 years	£ 276 over 3 years	
Totals	£ 2,880	£ 1,653	
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			
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>			
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 Increase loft insulation to 270 mm	£100 - £350	£ 90	✓
2 Cavity wall insulation	£300 - £1,500	£ 351	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	✓
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and what 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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