



Douglas Road, Harpenden, AL5 2EN  
Guide price £1,150,000



## Douglas Road, Harpenden, AL5 2EN

An extremely light and airy four bedroom detached home in this highly sought after central setting on the fringes of the 'Avenues'. The property provides well proportioned and flexible accommodation and enjoys a delightful south facing secluded rear garden. There is tremendous scope for extension subject to the usual consents.

The accommodation comprises; entrance hall, cloakroom, 18'4 living room, dining room, kitchen/breakfast room and utility room. The first floor accommodates a large master bedroom with balcony overlooking the garden, en-suite bathroom, three further bedrooms and a family bathroom.

Externally there is a deep frontage with large driveway providing ample parking leading to a double garage. There is gated side access to a fabulous 'sun-trap' private and secluded southerly garden.



### Entrance Hall

Parquet flooring, radiator, telephone point, cloaks cupboard.

### Cloakroom

Suite comprising pedestal wash hand basin and closed coupled WC, tiled splash back, frosted window to front.

### Living Room 18'4 x 12'1 (5.59m x 3.68m)

Fireplace with open fire, coved ceiling, radiator, television point, patio doors to rear, double doors to dining room.

### Dining Room 12 x 10'6 (0.30m x 3.20m)

Parquet Flooring, Radiator, Window to rear.

### Kitchen/Breakfast Room 12'4 x 9'11 (3.76m x 3.02m)

Range of floor and wall mounted units, work surface with inset sink unit, space and services for cooker, dishwasher and fridge/freezer, tiling, tiled floor, radiator, space for table and chairs, window to rear, door to side, door to utility room.

### Utility Room 6'1 x 5'1 (1.85m x 1.55m)

Work surface with inset sink unit, range of units, space and services for washing machine and tumble dryer, tiling, wall mounted gas boiler for central heating/hot water, frosted window to front and side.

### First Floor Landing

Access to loft space, built in airing cupboard housing replacement hot water tank with shelving.

### Bedroom One 13'6 x 12'5 (4.11m x 3.78m)

Built in wardrobes, radiator, door to balcony providing an outside sitting area, window to rear.

### Ensuite Bathroom

Suite comprising bath with shower unit above, pedestal wash hand basin and closed coupled WC, fully tiled walls, radiator, down lights, frosted window to side.



**Bedroom Two 13'7 x 10'0 (4.14m x 3.05m)**

Radiator, built in wardrobes, window to rear.

**Bedroom Three 13'3 x 8'4 max (4.04m x 2.54m max)**

Radiator, walk in cupboard with light and additional eaves cupboard, window to front.

**Bedroom Four 8'7 x 8'6 (2.62m x 2.59m)**

Radiator, built in wardrobe, window to rear.

**Bathroom**

Suite comprising white/chrome panelled bath, pedestal wash hand basin and closed coupled WC, tiled walls, radiator, window to front.

**Exterior**

**Front Garden**

Deep frontage laid mainly to driveway. Flower and shrub beds, gated side access to rear from both sides.

**Double Garage 18'1 x 16'0 (5.51m x 4.88m)**

Automatic powered door, power and light, frosted window to side, door to hallway.

**Rear Garden**

Delightful private and secluded 'sun trap' southerly rear garden laid mainly to lawn with flower and shrub beds and patio area, outside tap, shed.

**Viewing Information**

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

**Environmental Impact Rating**

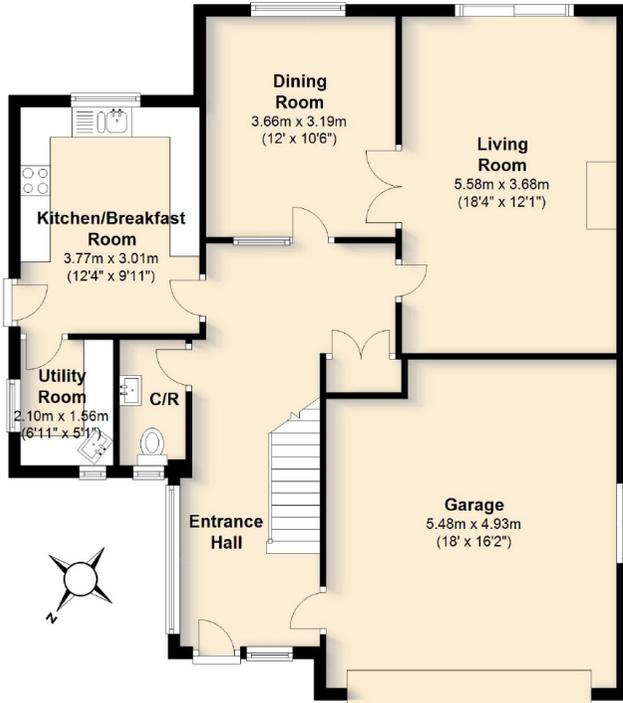
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





### Ground Floor

Approx. 95.6 sq. metres (1028.9 sq. feet)



### First Floor

Approx. 74.2 sq. metres (798.9 sq. feet)



Total area: approx. 169.8 sq. metres (1827.8 sq. feet)

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

**Energy Performance Certificate**

**11c, Douglas Road, HARPENDEN, AL5 2EN**

Dwelling type: Detached house Reference number: 6073-7923-0840-1253-5992  
 Date of assessment: 17 July 2017 Type of assessment: RGS44: existing dwelling  
 Date of certificate: 18 July 2017 Total floor area: 145 m<sup>2</sup>

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:** £ 6,184  
**Over 3 years you could save** £ 1,905

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 340 over 3 years	You could save £ 1,905 over 3 years
Heating	£ 4,194 over 3 years	£ 2,895 over 3 years	
Hot Water	£ 820 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 5,184</b>	<b>£ 3,279</b>	

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by micro-generation.

**Energy Efficiency Rating**

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). 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.

Current	Potential
69 (D)	76 (C)

**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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 111	✓
2 Room-in-roof insulation	£1,500 - £2,700	£ 287	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 147	✓

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.gov.uk/energy-grants-calculator](http://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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Tel: 01582 769 966  
 42 High Street  
 Harpenden  
 Hertfordshire  
 AL5 2SX  
 Email: [harpenden@putterills.co.uk](mailto:harpenden@putterills.co.uk)  
[www.putterills.co.uk](http://www.putterills.co.uk)

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