



Aran Close, Harpenden, AL5 1SW
Price guide £700,000



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An idyllic setting enjoying fabulous views to the side and rear offered by this greatly enhanced and well presented four bedroom detached family home. The property has planning permission granted to further extend to create a five bedroom, two bathroom home.

The accommodation comprises; entrance hall, cloakroom, 18'0 living room, 22'6 open plan kitchen/dining/family room, four bedrooms and superb family bathroom.

Externally there is a spacious driveway, car port, garage and a fabulous southerly rear garden.



ACCOMMODATION

Entrance Hall

Coved ceiling, frosted window portal to front, wood flooring.

Living Room 18'0 x 11'4 (5.49m x 3.45m)

Coved ceiling, radiators, television point, oak flooring, windows to front and rear, french doors to rear.

Open Plan Kitchen/Dining/Family Room 22'6 x 19'1 (6.86m x 5.82m)

Superb refitted range of floor and wall mounted units, granite work tops with under mounted sink unit, range cooker with cooker hood above, integrated dishwasher and fridge, oak flooring, down lighters, part vaulted ceiling, windows to rear, french doors leading to garden, further door to side.

Inner Hall

Coved ceiling, oak flooring, space and services for washing machine and fridge/freezer, staircase to first floor, door to:

Cloakroom

Attractive white/chrome suite comprising corner wash hand basin, concealed flush WC, tiling, chrome towel radiator, fitted cupboard, frosted window to side, tiled floor.

First Floor

Landing

Access to loft space, radiator, window to front, built in airing cupboard housing replacement combination gas boiler for central heating/hot water.

Bedroom One 13'3 x 11'2 (4.04m x 3.40m)

Coved ceiling, fitted wardrobes, radiator, window to rear enjoying fabulous views across paddocks and open countryside.



Bedroom Two 11'3 x 9'5 (3.43m x 2.87m)
Coved ceiling, radiator, window to rear again overlooking similar views.

Bedroom Three 11'3 x 8'1 (3.43m x 2.46m)
Radiator, Window to rear.

Bedroom Four 9'1 x 6'7 (2.77m x 2.01m)
Radiator, built in wardrobe, window to front.

Bathroom

Attractive white/chrome suite comprising panelled bath with shower unit above, vanity wash hand basin and closed coupled WC, fully tiled floor and walls, chrome towel radiator, frosted window to front.

Exterior

Front Garden

Carport, driveway for three cars, gated access to rear.

Garage 18'3 x 9'0 max (5.56m x 2.74m max)

Up and over door, power and light, side door.

Rear Garden

Beautiful southerly aspect enjoyed by this private and secluded garden laid mainly to lawn with flower shrub beds, decked terrace and patio areas.

Viewing Information

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

Environmental Impact Rating E

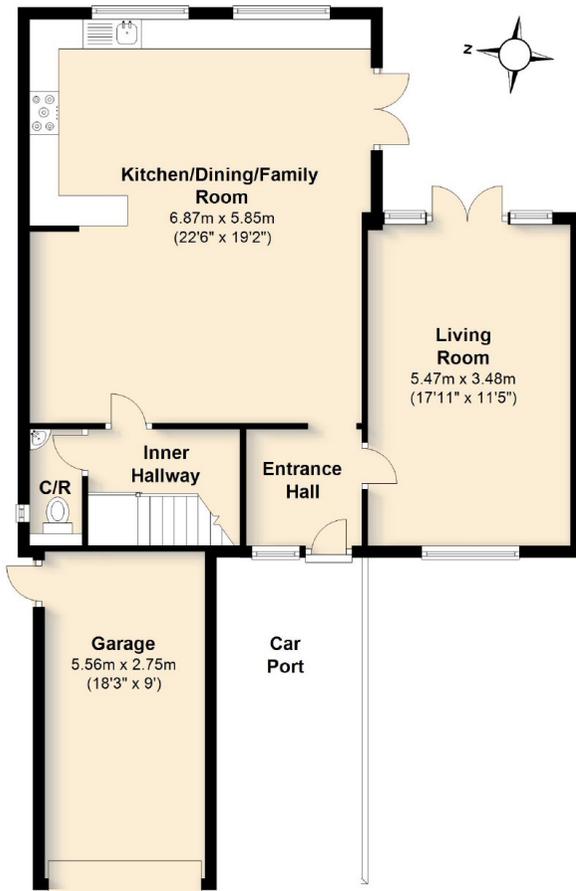
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





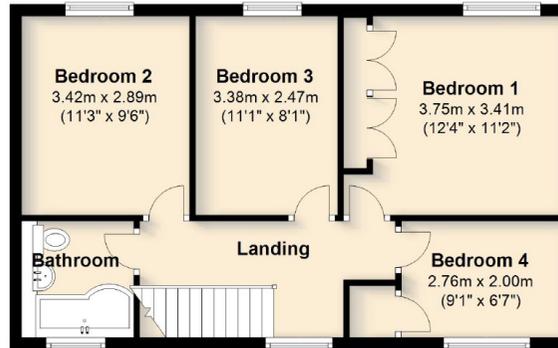
Ground Floor

Approx. 86.6 sq. metres (932.5 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 137.6 sq. metres (1481.6 sq. feet)

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

Energy Performance Certificate



8, Aran Close, HARPENDEN, AL5 1SW
 Dwelling type: Detached house
 Date of assessment: 21 June 2013
 Date of certificate: 21 June 2013
 Reference number: 2398-5013-6296-4497-3980
 Type of assessment: RDSAP, existing dwelling
 Total floor area: 121 m²

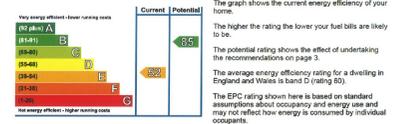
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,888
Over 3 years you could save	£ 2,907

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 183 over 3 years	
Heating	£ 3,105 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 453 over 3 years	£ 222 over 3 years	
Totals	£ 3,888	£ 1,881	

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 coolers, and electricity generated by micro-generation.

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 Increase loft insulation to 270 mm	£100 - £350	£ 108	✓
2 Cavity wall insulation	£500 - £1,500	£ 849	✓
3 Floor insulation	£800 - £1,200	£ 240	✓

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 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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