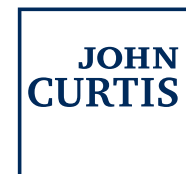




3a Flowton Grove, Hatching Green, Harpenden, Herts AL5 2JZ

[www.johncurtis.co.uk](http://www.johncurtis.co.uk)  
Valuers, Estate & Lettings Agents



## 3a Flowton Grove, Hatching Green Harpenden, Herts

We are delighted to offer for sale this delightful and well presented bungalow, located within this sought after cul-de-sac.

This fine home, built by Jarvis Homes, offers good trade-down accommodation and is conveniently located within easy access of Harpenden town centre.

The property offers a spacious and fully fitted kitchen dining room, opening to a private rear garden, good sized reception room and three well proportioned bedrooms, the master enjoying a good sized en-suite shower room. The third bedroom can, and currently is, used as a Study. Outside, there is parking for two cars, a single garage and a private, fully enclosed, rear garden.

Hatching Green is a highly sought after residential area, and Flowton Grove is within walking distance of the centre of Harpenden, the Common and station. Harpenden is well known for its excellent sports and social facilities and enjoys a good range of fine restaurants, bars and cafés.

**Price guide £875,000**



Front door to:

### Entrance Hall (L Shaped)

Double glazed window. Coved ceiling. Radiator. Storage cupboard. Coats cupboard and airing cupboard, housing hot water cylinder. Access to loft space. Doors to:

### Cloakroom

Low level WC. Wash basin with pedestal. Part tiled wall. Frosted double glazed window overlooking the front of the property.

### Kitchen/Dining Room 17'10 x 13'6 (5.44m x 4.11m)

Excellent range of base and wall mounted fitted units, incorporating Silestone (Stella Blanca) work surface with one and a half bowl single drainer sink and chrome mixer taps. Integrated dishwasher. Built in oven. Built in microwave oven. Induction hob with extractor hood over. Integrated fridge freezer. Gas central heating boiler housed behind cupboard. Hard tiled flooring. Large area for dining table and chairs. Radiators. Double glazed window overlooking the rear and double glazed French doors on to rear garden. Downlighters.

### Living Room 19'2 x 13'11 (5.84m x 4.24m)

A bright and spacious room with coved ceiling. Attractive limestone fireplace with living flame coal effect gas fire. Radiator. Double glazed French doors leading to rear garden.

### Bedroom One 16'3 x 10'8 (4.95m x 3.25m)

Double glazed window to front. Radiator. Coved ceiling. Range of fitted wardrobes with mirrored sliding front doors.

### En Suite Shower Room

Shower enclosure. Wash basin. WC and bidet built into an attractive vanity unit with work surface above. Complementary tiling. Hard tiled flooring. Downlighters. Fitted mirror. Double glazed frosted window to the side.

### Bedroom Two 13'2 to face of wardrobe x 9'5 (4.01m to face of wardrobe x 2.87m)

Floor to ceiling fitted wardrobes with sliding mirrored doors. Coved ceiling. Radiator. Double glazed window to rear garden.

### Bedroom Three/Study 9'10 x 10'8 (3.00m x 3.25m)

Double glazed window to the front. Radiator. Coved ceiling.

### Family Bathroom

Classic white suite with panelled bath, chrome mixer taps and shower above. Wash basin built into a vanity unit. WC. Radiator. Tiled flooring. Downlighters. Mirror. Extractor.

### OUTSIDE

#### Front Garden

Block paved driveway, providing parking for two cars. Access to garage and pathway leading down the side of the property to rear garden. Extensive range of shrubs and bushes.

#### Rear Garden

Fully enclosed and private, easy to maintain, with extensive patio and lawn areas. Raised flower beds. Further area to side providing space for garden shed and storage.

## Energy Performance Certificate


3a, Flowton Grove, Hatching Green, HARPENDEN, AL5 2JZ

|                      |                   |                     |                          |
|----------------------|-------------------|---------------------|--------------------------|
| Dwelling type:       | Detached bungalow | Reference number:   | 0251-2807-7177-9403-1135 |
| Date of assessment:  | 03 March 2017     | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 03 March 2017     | Total floor area:   | 122 m <sup>2</sup>       |

Use this document to:

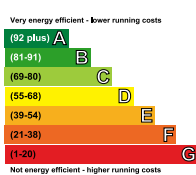
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|                                                 |         |
|-------------------------------------------------|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,817 |
| Over 3 years you could save                     | £ 249   |

| Estimated energy costs of this home |                      |                      |                                                                                                                          |
|-------------------------------------|----------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings                                                                                                 |
| Lighting                            | £ 363 over 3 years   | £ 225 over 3 years   | <br>You could save £ 249 over 3 years |
| Heating                             | £ 2,064 over 3 years | £ 2,106 over 3 years |                                                                                                                          |
| Hot Water                           | £ 390 over 3 years   | £ 237 over 3 years   |                                                                                                                          |
| <b>Totals</b>                       | <b>£ 2,817</b>       | <b>£ 2,568</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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                 | Current | Potential |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <br>Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs | 70      | 81        |

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.

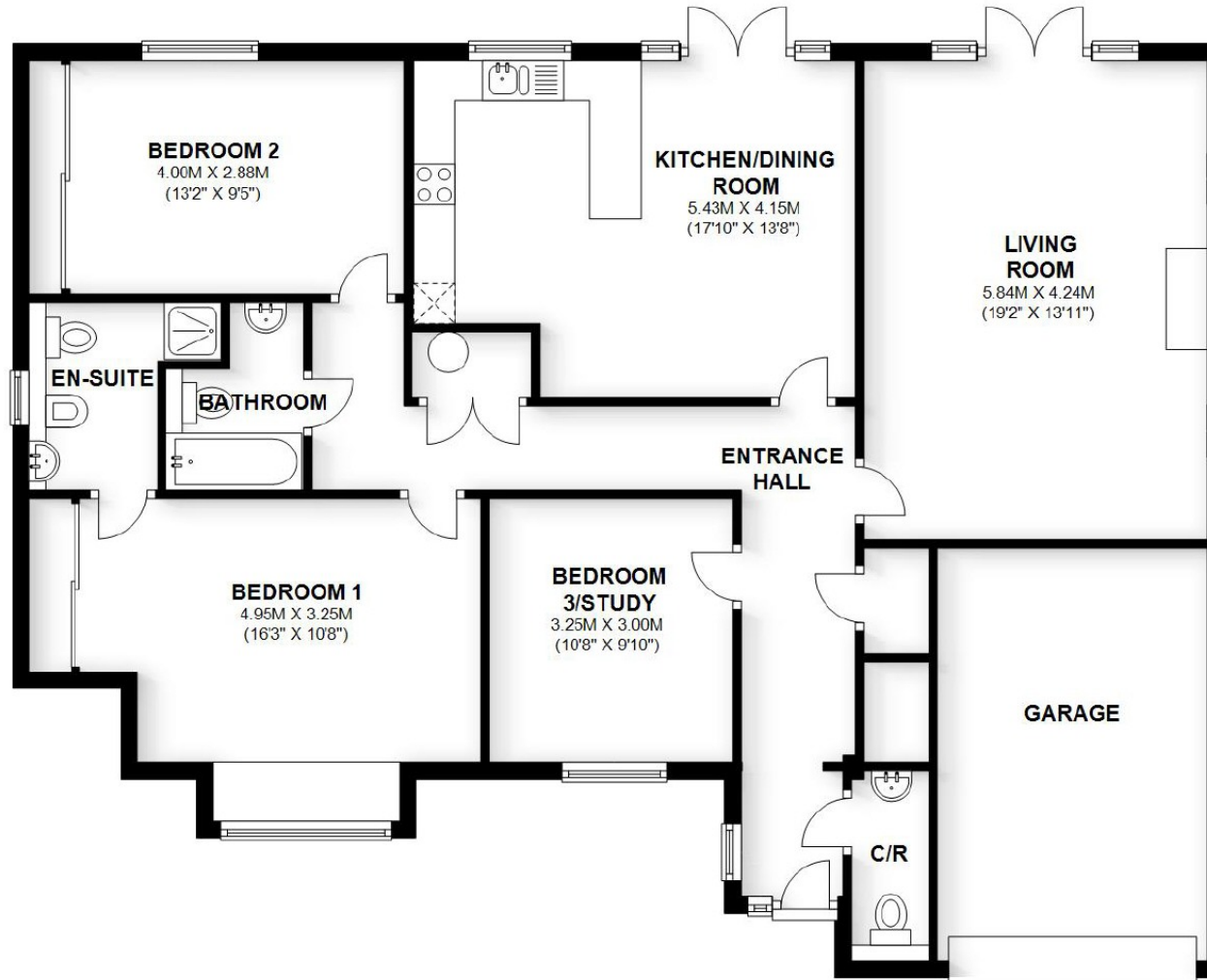
### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years | Available with Green Deal                                                             |
|---------------------------------------------|-----------------|------------------------------|---------------------------------------------------------------------------------------|
| 1 Low energy lighting for all fixed outlets | £60             | £ 108                        |                                                                                       |
| 2 Solar water heating                       | £4,000 - £6,000 | £ 141                        |  |
| 3 Solar photovoltaic panels, 2.5 kWp        | £5,000 - £8,000 | £ 855                        |  |

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.

## GROUND FLOOR

APPROX. 137.9 SQ. METRES (1484.8 SQ. FEET)



TOTAL AREA: APPROX. 137.9 SQ. METRES (1484.8 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  
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