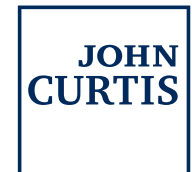




27 The Uplands, Harpenden, Hertfordshire AL5 2PG

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents





A handsome and beautifully presented house offering generous family accommodation located within one of Harpenden's most sought after roads. This fine home was built by local reputable builders, Gable Homes, approx six years ago and is located in the heart of West Common.



27 The Uplands

Harpenden, Hertfordshire

Harpenden Town Centre - 1.5 miles

St Albans - 5 miles

Harpenden Main Line Station - 1.7 miles

Luton Airport - 8.5 miles

M1 Junction 9 - 8.5 miles

Offers in excess of £2,000,000

GROUND FLOOR, Spacious Entrance Hall, Two Cloakrooms, Study, Gym, Drawing Room, Dining Room, Family Room, Kitchen/Breakfast Room, Utility Room, FIRST FLOOR, Landing, Master Bedroom, Dressing Room, En Suite Bathroom, Bedroom Two, En Suite Shower Room, Bedroom Three, Bedroom Four/Games Room, Family Bathroom, SECOND FLOOR, Bedroom Five, Bedroom Six, Shower Room, EXTERIOR, Large Front Garden with Carriage Drive, Mature Rear Garden, Double Garage

THE HOUSE AND GARDENS

This superbly built Gable house offers striking external elevations with well proportioned and generous rooms. This traditionally built house has been superbly constructed boasting concrete flooring between ground and first floors and high quality internal fittings, featuring sumptuous luxury bathroom suites, bespoke hand built kitchen, oak doors and a stunning central galleried staircase.

Other noteworthy features include double glazed windows throughout, underfloor heating and central vacuum system, the house also has an integrated audio visual entertainment system. On entering the house, you are welcomed by a stunning reception hall, with solid oak staircase and Travertine flooring. The hall leads through to four reception rooms, plus the Family Room, which opens up into a beautifully designed bespoke hand built kitchen.

A larger than average Utility Room opens to a Cloakroom, ideal for use by Gardener, and a secondary staircase which leads up to a Home Office/Games Room or Guest Bedroom. The first floor features two further bedrooms, a Master Suite with fitted Dressing Room and luxury En Suite and separate Family Bathroom. On the second floor there two bedrooms and a good sized Shower Room.

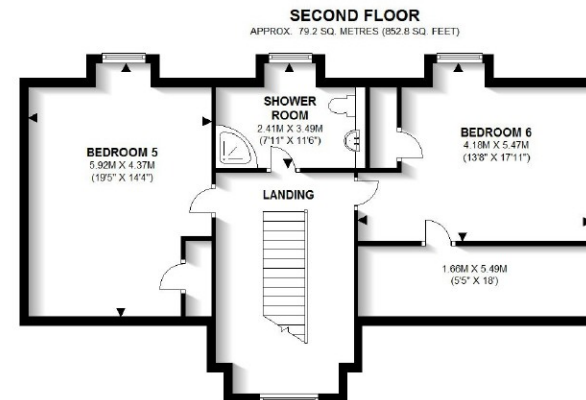
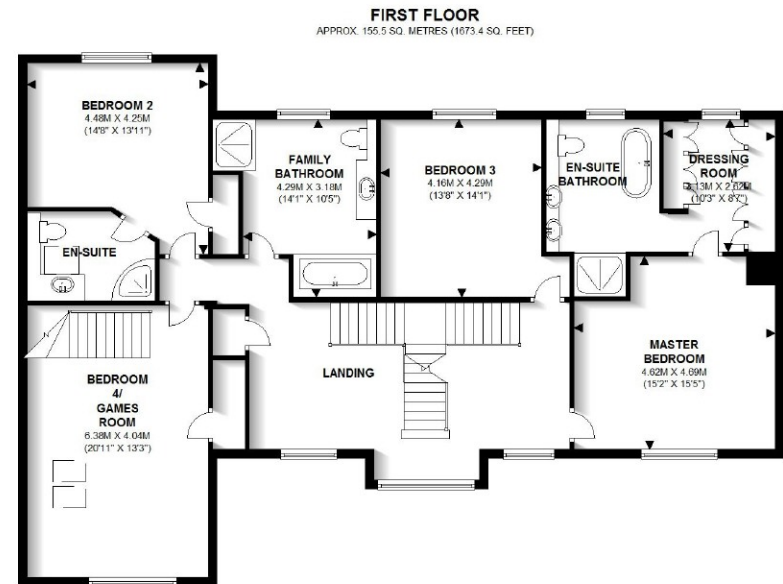
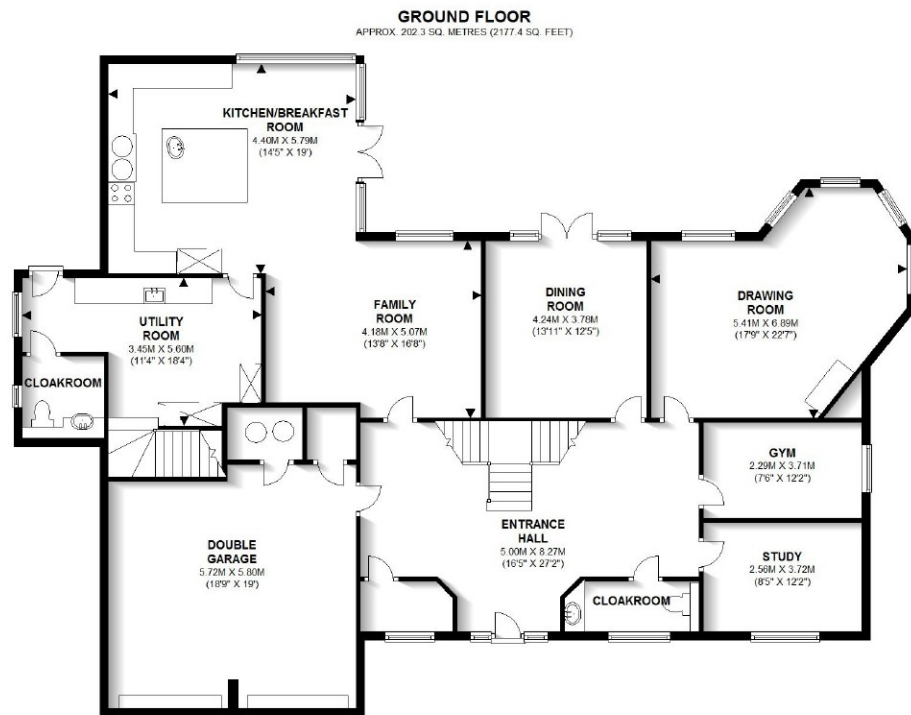
The front garden with carriage driveway, provides parking for several cars and the neat hedge border provides a fair degree of privacy. The rear garden has been beautifully landscaped and provides not only an exceptionally safe recreation area for the family, but equally a fine al fresco dining area, with its extensive patio to the rear of the property.

The Uplands is situated just off West Common Way in the heart of West Common, which is regarded as one of Harpenden's finest residential areas. The town centre is within easy access, whilst the property is with a short drive of major roads offering routes into London and the North.

Harpenden is well noted for its excellent choice of schools, sports and social facilities, including golf courses, sports centre, swimming pool, various clubs and a comprehensive range of restaurants and bars. Harpenden benefits from a main line train service into London St Pancras International. The City, Gatwick Airport and beyond, to Brighton.

In summary, a magnificent family home, exceptionally well presented and we strongly recommend a viewing to fully appreciate the calibre of this fine family home.





TOTAL AREA: APPROX. 437.0 SQ. METRES (4703.6 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.

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 to you, especially if you are contemplating travelling to view the property.

Energy Performance Certificate



27, The Uplands, HARPENDEN, AL5 2PG

Dwelling type: Detached house
Date of assessment: 09 April 2013
Date of certificate: 09 April 2013

Reference number: 0118-2011-7244-0377-0934
Type of assessment: RdSAP, existing dwelling
Total floor area: 428 m²

Use this document to:

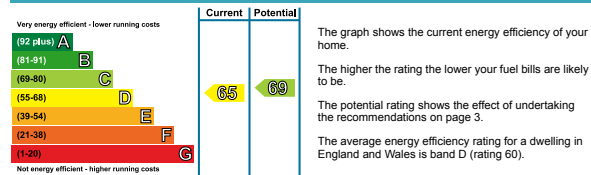
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,460
Over 3 years you could save	£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 633 over 3 years	£ 369 over 3 years	
Heating	£ 7,494 over 3 years	£ 7,308 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
Totals	£ 8,460	£ 8,010	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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	£230	£ 210	
2 Heating controls (time and temperature zone control)	£350 - £450	£ 240	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 708	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4



GENERAL

Services: All mains services

Council Tax: The property is in tax band H

Local authority: St Albans & District Council

DIRECTIONS

From our office in the High Street, proceed south towards St Albans. Proceed straight over three roundabouts and then turn right into West Common Way. After a few hundred yards turn left into The Uplands. No. 27 will be found after a short distance on the left hand side.

Viewing strictly by appointment through John Curtis
Call us on 01582 764471 for free valuations and advice
Visit us at 36 High Street, Harpenden, Herts AL5 2SX
Email enquiries@johncurtis.co.uk