



Ufford Road
Harrow Weald

**HERTS
HOMES**

Ufford Road

Guide price £475,000

A very well presented and spacious 3 BEDROOM SEMI- DETACHED HOUSE overlooking a green in this very popular area close to HIGHLY REGARDED SCHOOLS.

The property has been well maintained and improved by the current owners and is set in LOVELY MATURE GARDENS and has OFF ROAD PARKING FOR 2 CARS.

The accommodation comprises: Entrance hallway, spacious lounge, separate dining room, fitted kitchen, three good sized bedrooms, family bathroom, off road parking to front, private rear garden.

TENURE: FREEHOLD

EPC RATING: 'D'.

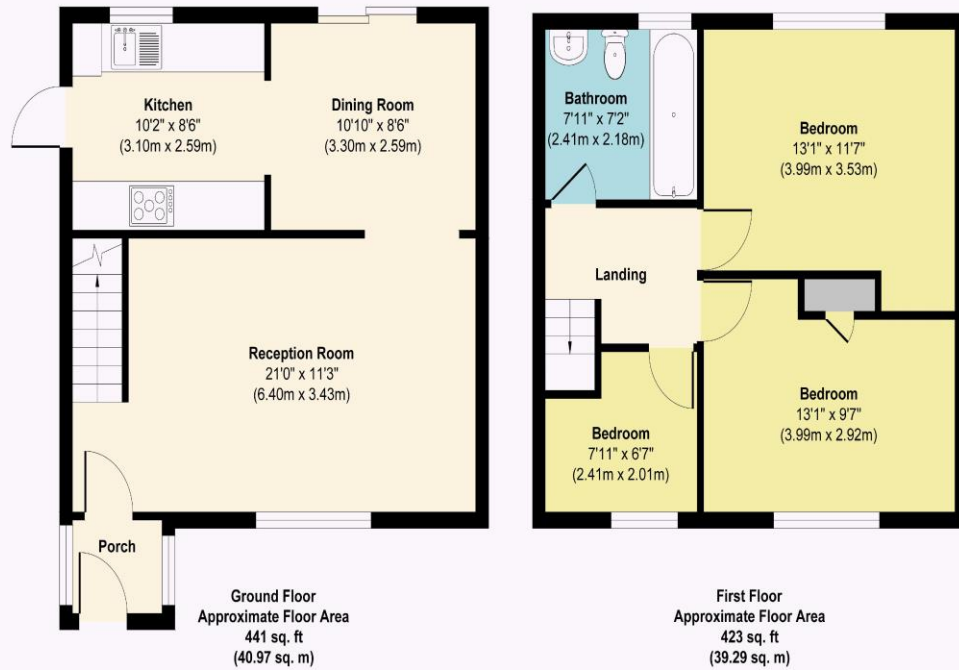
COUNCIL TAX BAND: 'C'

AGENTS NOTE: This property is a BISF construction.





Ufford Road



Approx. Gross Internal Floor Area 864 sq. ft / 80.26 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

20/04/2024, 13:33

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

11 Ufford Road HARROW HA3 6PN	Energy rating D	Valid until: 24 May 2033
		Certificate number: 2149-0011-2511-7908-7551

Property type: Semi-detached house
 Total floor area: 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 B
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2149-0011-2511-7908-7551/print#view>

1/4

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Albans

Arquen House, 4-6 Spicer Street,
 St Albans, Hertfordshire, AL3 4PQ
 T: 01727 809510
 E: sales@herts-homes.co.uk

Welwyn Garden City

Arquen House, 4-6 Spicer Street,
 St Albans, Hertfordshire, AL3 4PQ
 T: 01707 817540
 E: sales@herts-homes.co.uk

www.herts-homes.co.uk

**HERTS
 HOMES**