



Carlisle Avenue, St Albans, AL3 5LX
Price £1,100,000



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This stunning four double bedroom, three storey, Victorian semi-detached home is ideally positioned within walking distance of the mainline station and central St Albans.

The current owners have remodelled the property to create a spacious four double bedroom family home providing well planned accommodation arranged over three floors. The property enjoys a high specification throughout with close attention to detail, meeting the needs of todays discerning purchaser.

On the ground floor there is a welcoming entrance hall opening into an impressive open plan kitchen / diner / family room with part vaulted ceilings and bi-fold doors opening onto landscaped gardens.

In addition to this there is a bay fronted living room with an open fireplace and oak doors linking into the living space at the rear.

Moving up to the first floor, the bay fronted master bedroom benefits from a stylish en-suite shower room, there are two further double bedrooms on this floor and a spacious family bathroom. On the second floor, there is a dual aspect double bedroom with an en-suite shower room.

Externally, the property has landscaped gardens to the front and rear which both have an automated irrigation system. There is a pizza oven in the rear garden and an impressive lighting system creating a wonderful ambience for summer entertaining.

Carlisle Avenue is a sought after residential location close to well regarded schooling and within easy reach of the city centre.



ACCOMMODATION

Entrance

Part stained glass front door with storm porch over, opening into:

Entrance Hall

Cornice to ceiling, tiled floor, radiator, stairs to first floor, dado rail, striped pine doors to:

Living Room 14'4 max x 12'0 (4.37m max x 3.66m)

Sash bay window to front with fitted shutters, cornice to ceiling, picture rail, open fireplace with detailed tile inlay and marble mantelpiece over, Tedtodd flooring, bi-folding oak doors linking into the:

Open Plan Kitchen / Diner / Family Room

A stunning open plan space with bi-fold doors opening onto the landscaped garden, windows to side, velux window for maximum natural light. This part of the house also benefits from Tedtodd quality flooring with under floor heating.

Dining Area 12'9 x 12'4 (3.89m x 3.76m)

Space for large family dining table, three pendant lights over, under stairs storage cupboard housing the tumble dryer.

Kitchen / Breakfast Area / Family 23'9 x 15'2 (7.24m x 4.62m)

A stylish well equipped kitchen with a range of contrasting units, complementary work surface with breakfast bar and three pendant lights over, inset sink with mixer tap, Zip tap for instant hot and cold water, NEFF five ring gas hob, light and filter unit over, NEFF double oven, NEFF microwave, space for coffee station, integrated bin, two wine coolers, space for American style fridge freezer, in the family area there is space for sofas and tv, with bi-fold doors opening onto the garden.

Cloakroom

Low level wc, wash handbasin.

FIRST FLOOR

Bedroom One 14'4 x 12'6 max (4.37m x 3.81m max)

Double bedroom with sash bay window to front, fitted shutters, feature fireplace with mantelpiece over, picture rail, fitted wardrobes, fitted shelves to recess, two wall light points.



En-Suite Shower Room

Tiled shower cubicle with hand held shower and rainfall shower head over, low level wc, washbasin with mixer tap, tiled walls and floor, spotlights, chrome radiator, extractor, under floor heating, fitted mirror with bluetooth interface to play music.

Bedroom Two 12'6 x 9'10 (3.81m x 3.00m)

Double bedroom, radiator, sash window to rear.

Bedroom Three 9'9 x 9'3 (2.97m x 2.82m)

Double bedroom, radiator, sash window to rear.

Family Bathroom

Contemporary white suite, bath with shower over, washbasin with mixer tap and vanity storage, low level wc, chrome radiator, spotlights, extractor, tiled walls and floor, sash window to side, under floor heating.

SECOND FLOOR

Landing

Velux window.

Bedroom Four 16'4 x 8'2 (4.98m x 2.49m)

Dual aspect double bedroom, velux to front, window to rear, radiator, eaves storage, door to:

En-Suite

Low level wc, wash handbasin, shower cubicle, tiled floor, window to rear.

EXTERIOR

Gardens

The front and rear garden has been professional landscaped with automated irrigation system.

Front Garden

Raised beds, wrought iron gates, tiled pathway.

Rear Garden

Wonderful rear garden arranged over three levels, first patio area enjoys a pizza oven with steps up to the second tier with a further patio area, lawn, flower beds, third tier there is a further lawn, shed and raised beds, external power point, gated side access.

Viewing Information

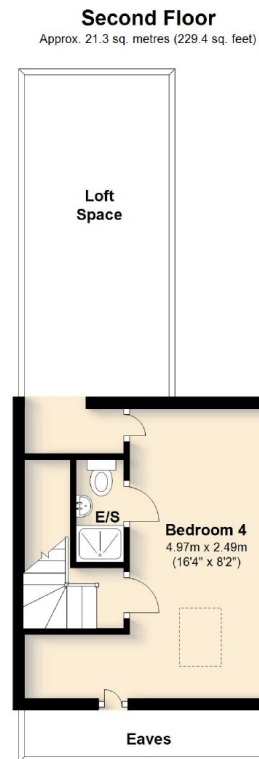
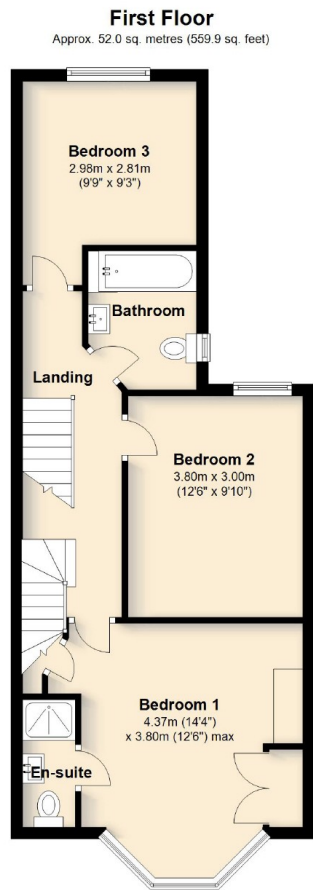
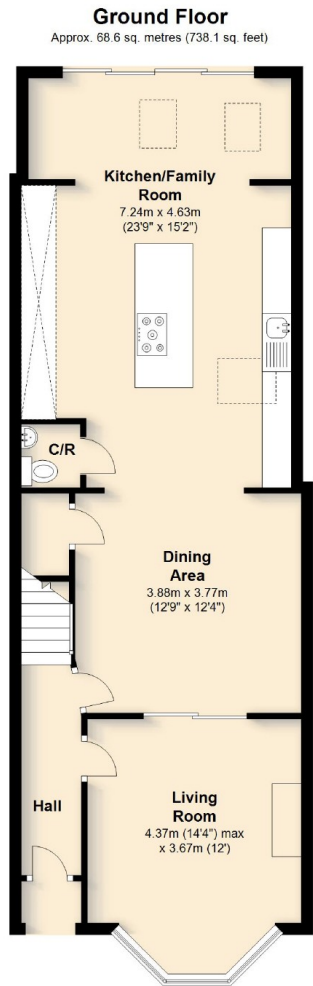
BY APPOINTMENT ONLY WITH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.







Total area: approx. 141.9 sq. metres (1527.5 sq. feet)

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

Energy Performance Certificate

40, Carlisle Avenue, ST ALBANS, AL1 5LX
 Dwelling type: End-terrace house
 Date of assessment: 05 November 2014
 Date of certificate: 06 November 2014
 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

Reference number: R02C-2095-7152-9704-0025
 Type of assessment: RUSAP existing dwelling
 Total floor area: 132 m²

Estimated energy costs of dwelling for 3 years:	£ 4,281
Over 3 years you could save	£ 1,659

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 221 over 3 years	£ 210 over 3 years	
Heating	£ 2,546 over 3 years	£ 2,157 over 3 years	
Hot Water	£ 420 over 3 years	£ 255 over 3 years	
Totals	£ 4,281	£ 2,822	You could save £ 1,659 over 3 years

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

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 E0). 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 Internal or external wall insulation	£4,000 - £14,000	£ 648	
2 Floor insulation	£800 - £1,200	£ 159	
3 Low energy lighting for all fixed outlets	£200	£ 96	

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-credits or call 0300 323 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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