



Upper Lattimore Road, St Albans, AL1 3UD
Guide price £930,000



Upper Lattimore Road, St Albans, AL1 3UD

Enjoy living in this three double bedroom bay fronted semi-detached period property located in central St Albans. The property is ideally positioned within walking distance of the mainline station with regular trains into London St Pancras and the city centre with extensive range of shops, bars and leisure facilities. There are a number of well regarded schools close by also, making this an attractive proposition for a variety of purchasers.

The property retains a number of character features and enjoys high ceilings, deep skirting boards, a useful basement and a large loft which offers scope to convert subject to the necessary planning consents. On the ground floor there is a welcoming entrance hall, a bay fronted dining room with feature fireplace, a dual aspect living room overlooking the garden with a cosy wood burner, separate kitchen and cloakroom.

On the first floor there is a spacious landing, three double bedrooms with the master bedroom enjoying an en-suite shower room and a main family bathroom. Externally, there is a driveway to the front providing off street parking which is a real advantage in St Albans city centre and a west facing rear garden.



ACCOMMODATION

Entrance

Part stained glass front door opening into:

Entrance Hall

Detailed cornice, two radiators, quarry tiled floor, doors to:

Dining Room 14'10 max x 12'4 (4.52m max x 3.76m)

Bay window to front, detailed cornice, radiator, wonderful fireplace.

Cloakroom

Low level wc, wash handbasin, quarry tiled floor, window to side.

Kitchen 10'4 x 9'1 (3.15m x 2.77m)

A range of wall, base and drawer units, tiled work surface and floor, double sink with mixer tap, space for range cooker, light and filter unit, space and plumbing for dishwasher, window to side and rear, door to garden.

Living Room 22'4 x 11'5 (6.81m x 3.48m)

Dual aspect room with windows to side and rear, door onto the garden, wood burner with mantelpiece over, radiator.

Basement 16'5 x 12'4 (5.00m x 3.76m)

(Approximate 6ft 3in head height) wall mounted boiler, space and plumbing for washing machine and good storage area.

FIRST FLOOR

Landing

Access to loft via pull down ladder.

Bedroom One 16'11 x 14'10 max (5.16m x 4.52m max)

Double bedroom, bay window to front, cornice to ceiling, radiator, door to:

En-Suite Shower Room

Wash handbasin, wc, shower, radiator, window to front.



Bedroom Two 12'6 x 10'7 (3.81m x 3.23m)

Double bedroom, radiator, window to rear.

Bedroom Three 13'2 x 11'5 (4.01m x 3.48m)

Double bedroom, radiator, window to rear.

Bathroom

Pedestal washbasin, wc, bath with shower over, tiled floor and walls, radiator, window to side.

Loft

Loft area is accessed via pull down ladder and is currently useful storage space but offers scope subject to the necessary planning approvals to be converted into an additional bedroom and currently has velux windows to the rear.

EXTERIOR

Front

Driveway

Providing off street parking which is a real advantage in central St Albans.

Rear Garden

West facing rear garden, patio lawn, shed, wood store, shrubs and plants, outside light, outside tap, covered side storage area with gated access to front.

Viewing Information

BY APPOINTMENT ONLY THROUGH 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.

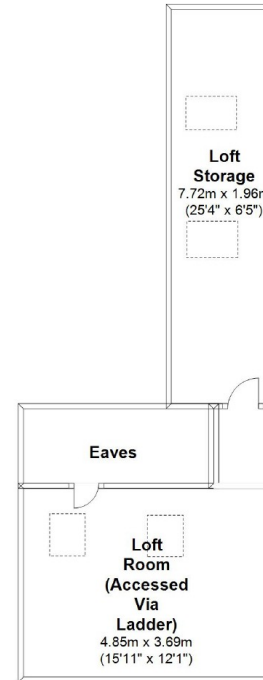
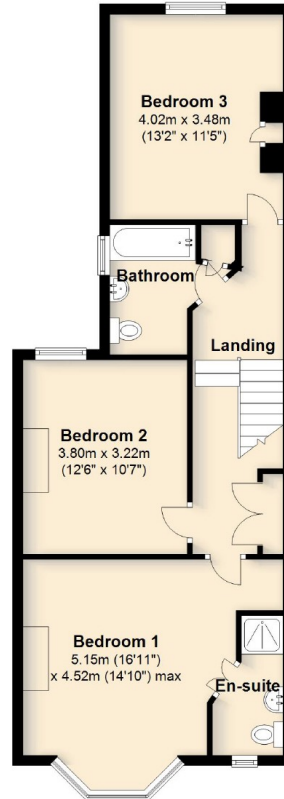
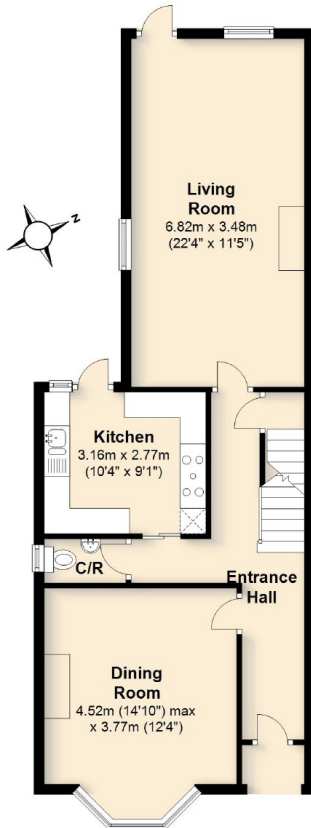
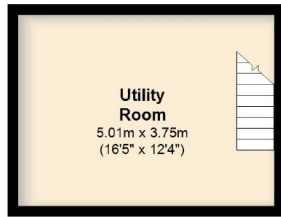




Ground Floor
Approx. 63.4 sq. metres (682.2 sq. feet)

First Floor
Approx. 62.7 sq. metres (674.8 sq. feet)

Basement
Approx. 18.8 sq. metres (202.3 sq. feet)



Total area: approx. 144.9 sq. metres (1559.4 sq. feet)

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

Energy Performance Certificate HM Government

13, Upper Lattimore Road, ST. ALBANS, AL1 3UD
 Dwelling type: Semi-detached house
 Date of assessment: 14 February 2017
 Date of certificate: 14 February 2017
 Reference number: 8200-6148-2229-8196-9233
 Type of assessment: RDSAP existing dwelling
 Total floor area: 149 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:	£ 4,722
Over 3 years you could save	£ 1,811

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 243 over 3 years	
Heating	£ 4,020 over 3 years	£ 2,226 over 3 years	
Hot Water	£ 339 over 3 years	£ 342 over 3 years	
Totals	£ 4,722	£ 2,811	You could save £ 1,911 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 micro-generation.

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 60). This 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
2 Floor insulation (solid floor)	£4,000 - £14,000	£ 1,835	✓
3 Low energy lighting for all fixed outlets	£55	£ 197	✓
		£ 102	

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 take your home warmer and cheaper to run.

Page 1 of 4

Tel: 01727 898150
 37 Chequer Street
 St Albans
 Herts
 AL1 3YJ
 Email: stalbans@putterills.co.uk
 www.putterills.co.uk

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