





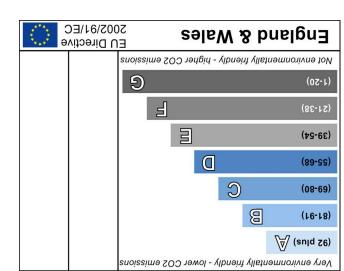
ft pe S4e \ m pe 2.76 = serA lismetini zeorO etsmixorqqA (moorbaerd beauced Negas / Serses Storage / Reduced headroom) ft pe 81 \ m pe 2.1 = moorbeeH beauceA ft pe 83e \ m pe 0.68 = listoT



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID908186)

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First Floor



Environmental Impact (CO₂) Rating

selsW & bnslgn3

(02-L)

(21-38)

(36-54)

(89-55)

(08-69)

(16-18)

A (suld 29)

Not energy efficient - higher running costs

32 London Road, St Albans, Herts, AL1 1NG sales@daniels.uk.net | lettings@daniels.uk.net yww.daniels.uk.net 01727 836561

Ground Floor



Potential

98

Potential

Current

2002/91/EC

EU Directive

99

Current

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C

В

Very energy efficient - lower running costs

Camp View Road | St Albans | AL1









Living Room

A part glazed UPVC window to front. Double glazed bay window to front. Chimney breast. Radiator. Wood flooring.

Dining Room

Double glazed window to rear. Radiator. Wood flooring. Opening onto:-

Kitchen

A range of base units with wood effect work surface over. Inset ceramic sink with mixer tap and tiled splash backs. Integrated double oven with gas hob and extractor fan over. Separate under counter fridge and freezer. Wall mounted Gas combination boiler. Double glazed windows to side. Down lighters. Tiled flooring. Door to:-

Utility Area

Double glazed door to garden. Plumbing for washing machine and dryer. Door to:-

Bathroom

A white bathroom suite comprising:- Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Double glazed window to side.

Master Bedroom

Double glazed window to front. Cast iron feature fire place. Radiator. Wood flooring.

Bedroom Two

Double glazed window to rear. Radiator. Wood flooring. Drop down ladder loft hatch providing access to loft area.

Bedroom Three Double glazed window to rear. Radiator. Wood flooring.

Loft Area

Accessed via drop down ladder. Velux window to rear. Radiator. Eaves storage.

Courtyard Garden

A south facing low maintenance fully paved patio rear garden with fencing to all boundaries. External lighting and cold water tap.

Parking

On street residents parking available.

EPC rating band D

Council Tax band D

