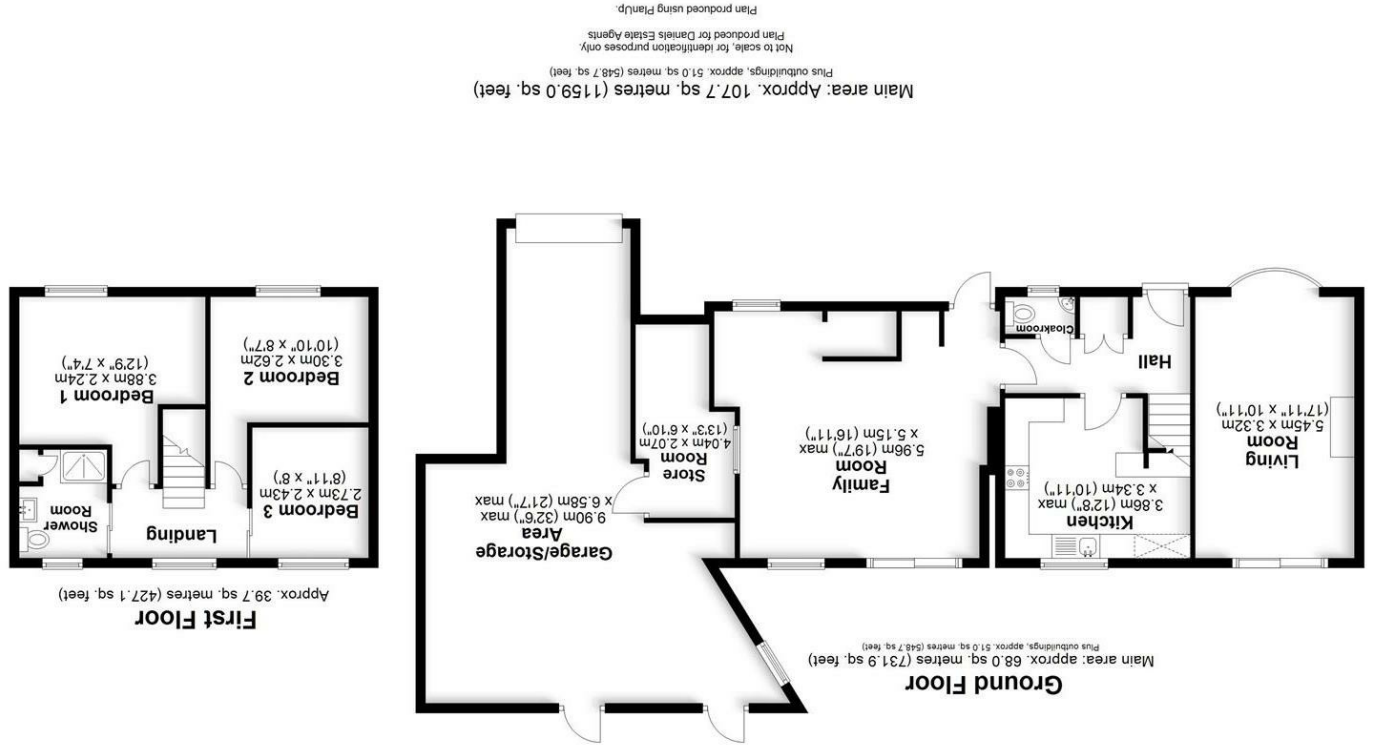


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		

Energy Efficiency Rating





Entrance

A glazed UPVC front door. Stairs to first floor. Radiator. Storage cupboard housing meters. Doors to:

Reception One

Double glazed window to front and sliding patio door to rear. Gas fireplace Radiator.

Reception Two

Double glazed door and window to front. Sliding patio doors and window to rear. Feature fireplace. Radiators.

Kitchen

Double glazed window to rear. A modern range of wall and base units with work surfaces over. Inset stainless steel sink unit with mixer tap and tiled splash backs. Integrated electric oven with gas hob and extractor fan. Integrated fridge. Space and plumbing for washing machine and dishwasher. Wall mounted Ideal gas boiler. Down lighters. Tiled flooring.

Cloakroom

Double glazed window to front. Wash hand basin. WC.

Landing

Double glazed window to rear. Access to loft space. Doors to:-

Bedroom One

Dual aspect double glazed window to front and side. Radiator.

Bedroom Two

Double glazed window to front. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. A fully tiled wet room comprising:- Shower. Pedestal wash hand basin. WC. Built in cupboard. Radiator.

Garden

Private garden to rear with brick wall and fencing to all boundaries. Large patio area. Access to garage/outbuilding.

Front Garden

A large front garden mainly laid to lawn with hedging to boundaries. Front gate and pathway leading to front door.

Garage/Outbuilding/Driveway

Left hand garage with roller shutter door which has been extended into a workshop/store room to rear with private driveway and parking for 2/3 cars. Right hand garage available to rent via St Albans Council for approximately £64 per month.

