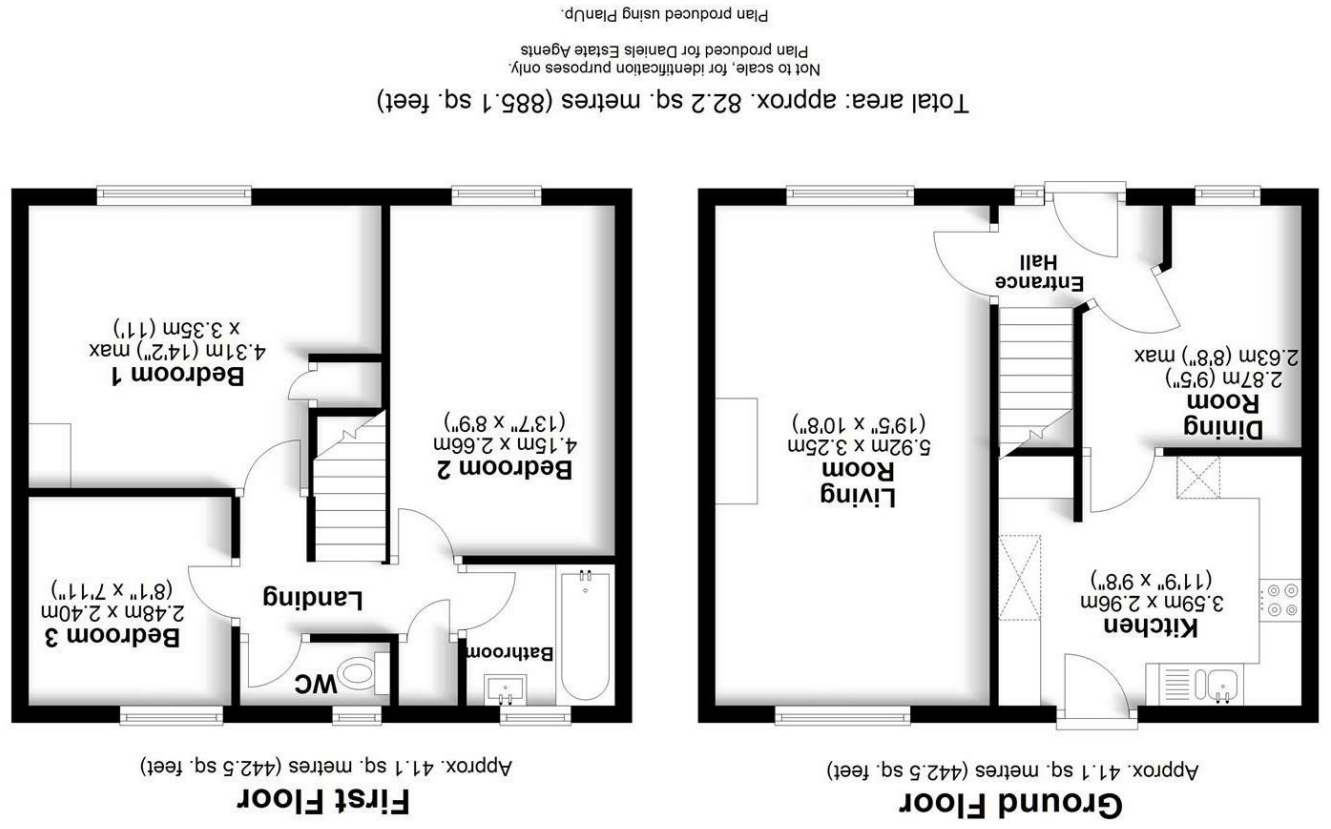


Energy Efficiency Rating	
Potential	79
Current	43
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

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





A generous size three bedroom mid-terrace house with off street parking and good size rear garden. Recent improvements include brand new windows and doors throughout, along with redecoration to the majority of rooms with scope for extension should the additional space be required. Located in Frogmore on the outskirts of St Albans, providing easy access to the major motorway links and only a short drive into Radlett Village and other local amenities.

Rear Garden

East facing an laid mainly to lawn with two patio areas and fencing to boundaries. Useful summerhouse with storage area.

Entrance Hallway

Stairs to first floor. Doors to:

Living Room

Double glazed windows to front and rear. Gas fire. Radiators. Coved ceiling.

Dining Room

Double glazed window to front. Tiled flooring. Door to:

Kitchen

Double glazed window and door to rear garden. Fitted with a range of wall and base mounted units with work surfaces over. Inset single drainer one and a half bowl sink unit. Built in oven and hob.

Landing

Access to insulated loft space. Doors to:

Bedroom One

Double glazed window to front. Built-in cupboard. Radiator.

Bedroom Two

Double glazed window to rear. radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Frosted double glazed window to rear. Pedestal wash hand basin. Paneled bath with Mira electric shower over.

Separate WC

Frosted double glazed window to rear. Low level WC.

