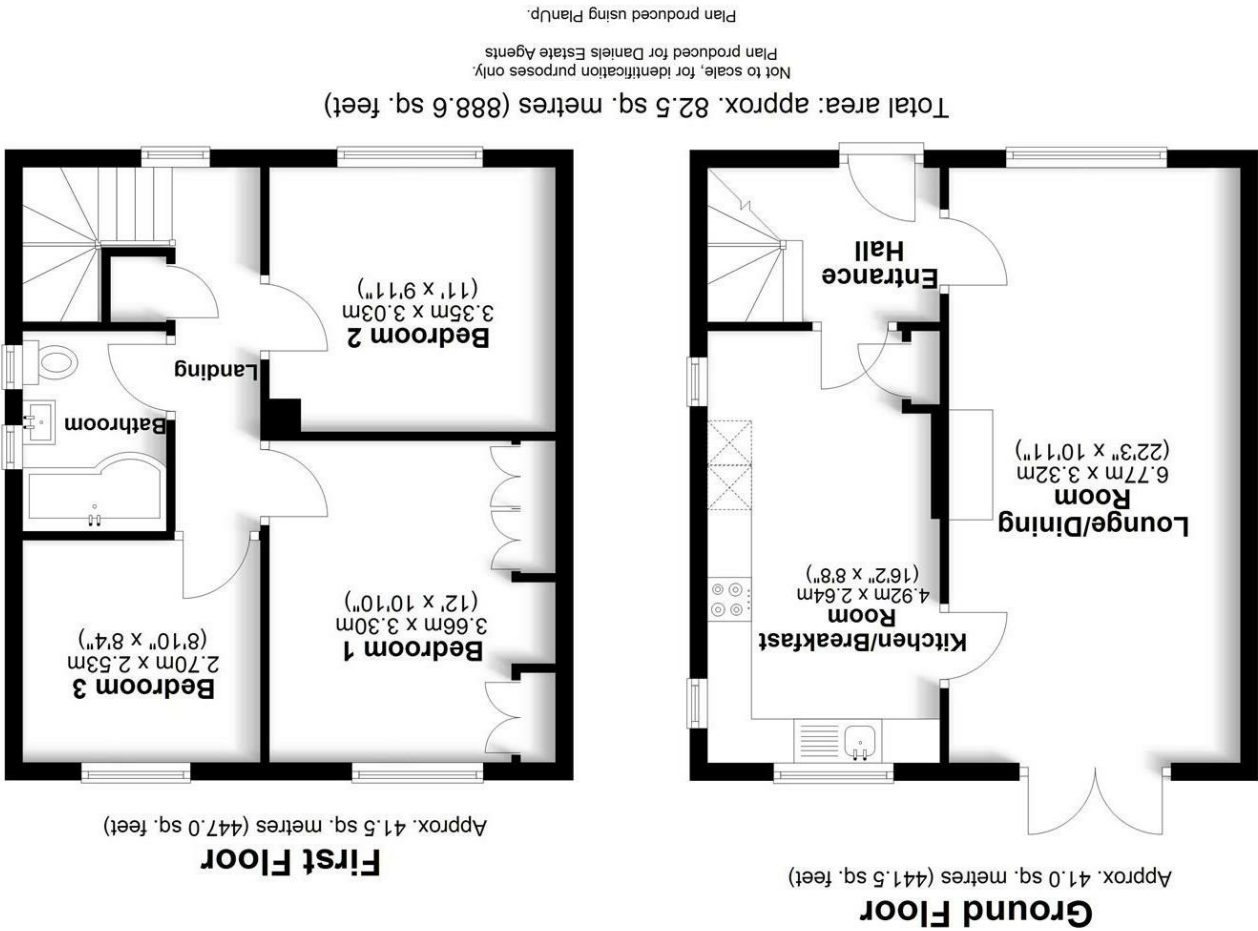


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
84	58	

Environmental Impact (CO ₂) Rating		
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		





A superb chain free three bedroom semi-detached house with off street parking and a generous size south facing rear garden, located in a quiet cul-de-sac on the outskirts of St Albans within easy reach of access to motorway links and both St Albans and Radlett train stations. Having recently undergone renovation works to include a brand new kitchen and redecoration, the property still offers great scope for extension to the rear should the additional space be required.

Entrance Hall

A part glazed UPVC front door. Stairs to first floor. Wood effect flooring. Double glazed window to side. Doors to:

Living/Dining Room

Double glazed window to front and double glazed patio doors to rear. Feature fire place. Cover ceiling. Wood effect flooring.

Kitchen

Double glazed windows to side and rear. A modern new kitchen with a range of wall and base units with work tops and up stands over. Stainless steel sink unit with mixer tap and drainer. Integrated oven, ceramic hob, extractor fan, dish washer and washing machine. Space for freestanding fridge/freezer and tumble dryer. Wall mounted gas combination boiler. Tiled flooring. Radiator. Cupboard housing consumer unit and gas meter.

Landing

Double glazed window to front. Large storage cupboard. Wood flooring. Access to part boarded loft with drop down ladder and light. Doors to:

Bedroom One

Double glazed window to rear. Coved ceiling. A range of fitted wardrobes. Radiator. Wood flooring.

Bedroom Two

Double glazed window to front. Coved ceiling. Wood flooring.

Bedroom Three

Double glazed window to rear. Radiator. Wood flooring.

Bathroom

Double glazed windows to side. A well maintained bathroom comprising: Jacuzzi bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring.

Front

A large block paved patio with parking for 3/4 cars. Access to rear garden is passageway and side gate.

Rear Garden

A well maintained south facing rear garden mainly laid to lawn with fencing to boundaries. Patio area and raised deck area to rear. Garden shed. Lighting and cold water tap.

