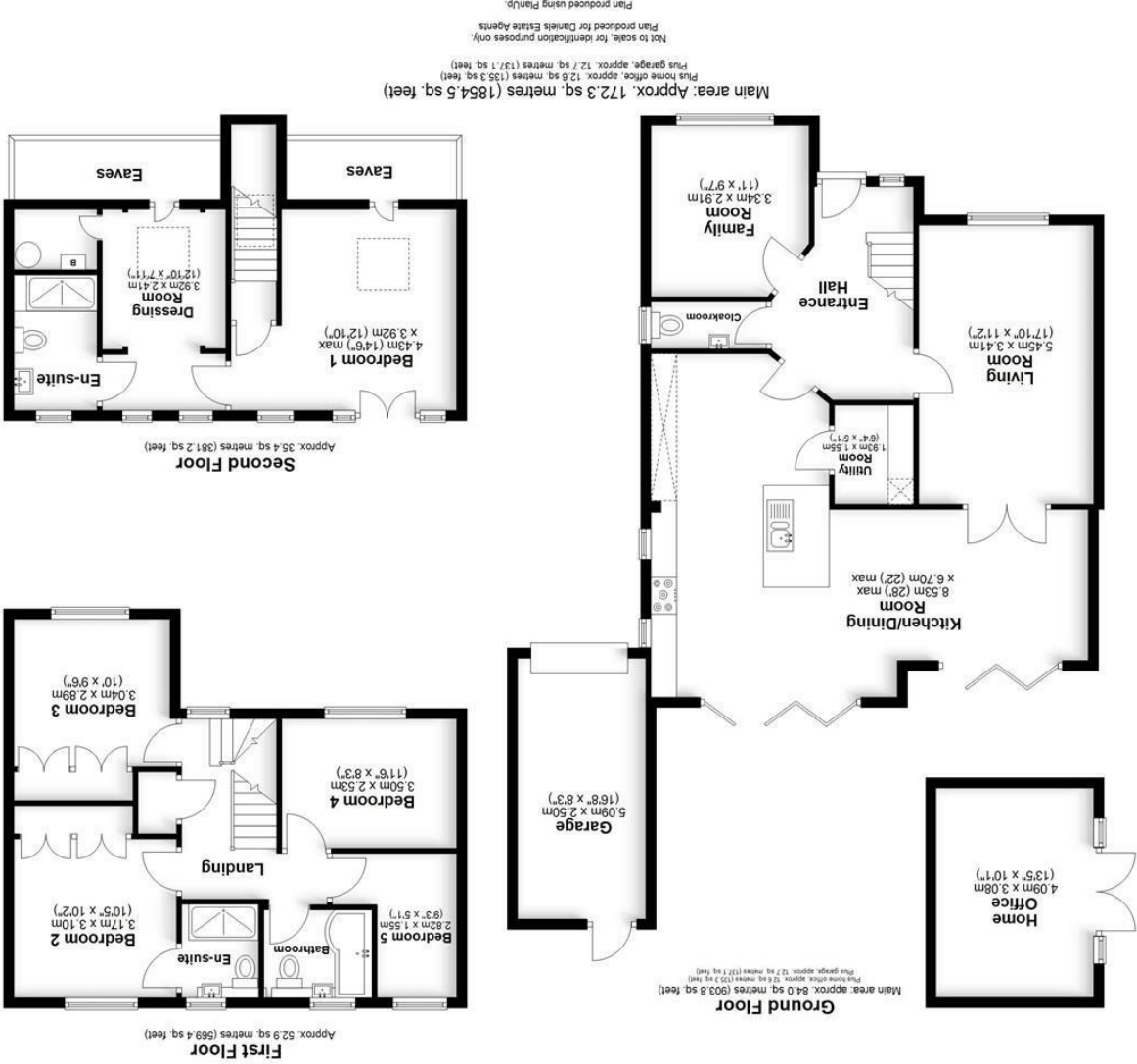


England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO2 emissions
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
Not environmentally friendly - higher CO2 emissions		

Environmental Impact (CO₂) Rating

England & Wales		
EU Directive 2002/91/EC		
Potential	Current	

Energy Efficiency Rating





A substantial five bedroom, three bathroom detached family home located in a popular residential area of St Albans backing directly onto Highfield Park. Cleverly extended and redesigned to provide flexible accommodation across three floors with an impressive open plan kitchen/dining area to the rear, and master bedroom to include a Juliet balcony, walk-in wardrobe and en-suite shower room across the entire top floor. Offered for sale chain free and presented in immaculate condition, the property also provides two reception rooms, a cloakroom, utility room, garage, home office plus many more additional features.

Entrance Hall

UPVC front door with keypad entry. Double glazed window to side. Stairs to first floor. Under stairs storage. Bamboo flooring. Down lighters. Coved ceiling

Family Room

Double glazed window to front. Coved ceiling. Radiator. Bamboo flooring.

Cloakroom

Double glazed window to side. Vanity wash hand basin. WC. Radiator. Bamboo flooring. Down lighters. Coved ceiling.

Living Room

Double glazed window to front and double doors leading to dining room. Coved ceiling. Down lighters. Radiator.

Kitchen Area

A kitchen by Brampton Interiors comprising a range of wall and base mounted to include an island/breakfast bar with Corian work tops and up-stands over. Inset sink and drainer with Franke instant hot water tap. An integrated range of Siemens appliances to include a ceramic hob, extractor fan, twin ovens, fridge/freezer and dish washer. Bi-fold patio doors to rear. Vaulted ceiling with Velux windows and further double glazed windows to side. Wood effect flooring. Radiator.

Dining Area

Velux window and bi-fold doors to rear. Radiator. Bamboo flooring.

Utility Room

Wall and base units with work tops over. Integrated washing machine and microwave. Fully tiled walls and tiled flooring.

Landing

Bedroom Two

Double glazed window to rear. Radiator. Built-in wardrobes

En-Suite

Double glazed window to rear. Shower cubicle. Vanity wash hand basin and WC. Heated towel rail. Extractor fan. Fully tiled.

Bedroom Three

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

Bedroom Four

Double glazed window to front. Radiator.

Bedroom Five

Double glazed window to rear. Radiator.

Family Bathroom

Double glazed window to rear and door bath with glazed screen, side fill mixer tap and shower over. Vanity wash hand basin and WC. Heated towel rail. Extractor. Fully tiled.

Landing

Double glazed window to front. Airing cupboard. Stairs to second floor.

Master Bedroom

Juliet balcony to rear with double glazed window to side and Velux window to front. Radiators. Eaves storage. Door to:-

Dressing Room

Double glazed window to rear and Velux window to front. Fully fitted bespoke wardrobe storage. Door to:-

En-Suite

Shower cubicle. Vanity wash hand basin. WC. Heated towel rail. Part tiled walls and tiled flooring. Extractor. Double glazed window to rear.

Home Office

A fully insulated garden room/home office with power light and hard wired high speed internet connection. Double glazed windows and doors overlooking the garden.

Garage

Up and over door to front. Power and light.

Garden

A well maintained low maintenance South/East facing garden mainly laid to lawn with a large decked patio area, well stocked raised planters and fencing to boundaries. Gate providing direct access to Highfield Park.

Parking

A block paved parking space to the front of the property with additional parking space in front of the garage. Further on street parking is also available.

