Ragged Hall Lane | St. Albans | AL2

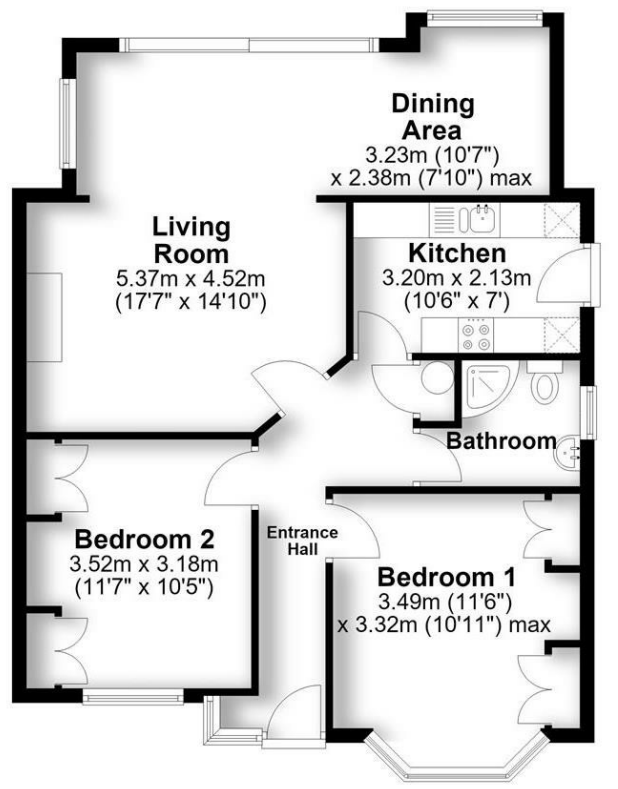
Guide Price £850,000 Freehold

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Ground Floor

Approx. 71.8 sq. metres (773.4 sq. feet)



Total area: approx. 71.8 sq. metres (773.4 sq. feet)

Not to scale, for identification purposes only.
Plan produced for Daniels Estate Agents

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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Entrance Porch
Double gazed door leading to:-

Hallway
Wood effect flooring. Radiator. Access to loft storage which also houses the boiler. Meter cupboard and airing cupboard. Doors to:

Living/Dining Room
Sliding patio doors to side. Double glazed windows to side and rear. Coved ceiling. Gas feature fire place. Radiator.

Kitchen
A range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with tiled splash backs. Integrated double oven, with induction hob. Space for washing machine, dishwasher and fridge/freezer. Wood effect flooring. Door to side.

Bedroom One
Double glazed bay window to front. Fitted wardrobes. Radiator. Wood effect flooring.

Bedroom Two
Double glazed bay window to front. Fitted wardrobes. Radiator. Wood effect flooring.

Bathroom
Glazed shower cubicle. WC. Wash hand basin. Heated towel rail. Down lighters. Double glazed window to rear. Fully tiled.

Garden
A generous size south facing garden approximately 90 feet in depth providing vehicle access to side via double gate. Mainly laid to lawn with fencing to all boundaries, a large patio area and hard standing.

Driveway
A good size block paved driveway providing parking for 2-3 vehicles with retaining front wall and five bar wooden gate.















