



West Common, Redbourn, AL3 7DY

Guide price £700,000



West Common, Redbourn, AL3 7DY

A unique opportunity to purchase this two double bedroom detached bungalow enjoying an enviable position fronting the Common in Redbourn. The property offers tremendous scope for extension including the potential to convert the large loft space, subject to the usual consents. There is no upper chain.

The accommodation comprises; entrance porch, 18'6" lounge/diner, kitchen, two double bedrooms and a family bathroom.

Externally the property has a spacious driveway, a large garage and a private and secluded walled garden.



ACCOMMODATION

Entrance Porch

Storage cupboard, door to:

Living Room 18'7 x 18'6 max (5.66m x 5.64m max)

Superb brick fireplace, coved ceiling, radiators, dining area, built in cupboard, window to front, patio doors to rear.

Kitchen 10'4 x 7'5 (3.15m x 2.26m)

Range of floor and wall mounted units, work surface with inset sink unit, space and services for fridge/freezer, washing machine, and cooker, cooker hood, tiling, gas boiler, radiators, down lights, window to side.

Inner Hall

Access to loft space, coved ceiling, radiator, panelled doors off, oriel window to side, built in airing cupboard housing hot water tank with shelving.

Bedroom One 14'6 x 15'1 max (4.42m x 4.60m max)

Coved ceiling, radiator, television point, windows to side and rear.

Bedroom Two 11'0 x 8'4 (3.35m x 2.54m)

Coved ceiling, radiator, window to side.

Bathroom

White/chrome suite comprising, panelled bath with shower over, pedestal wash hand basin and closed coupled WC, fully tiled walls, shaver point, radiator, frosted Velux window to side.



Exterior

Front Garden

Laid to lawn with flower and shrub beds, driveway leading to garage.

Garage 18'5 x 8'9 (5.61m x 2.67m)

Automatic up and over door, power and light, rear door to garden.

Rear Garden

Delightful south westerly aspect enjoyed by this private and secluded walled garden. Laid to lawn with flower and shrub beds, patio area, shed.

Environmental Impact Rating

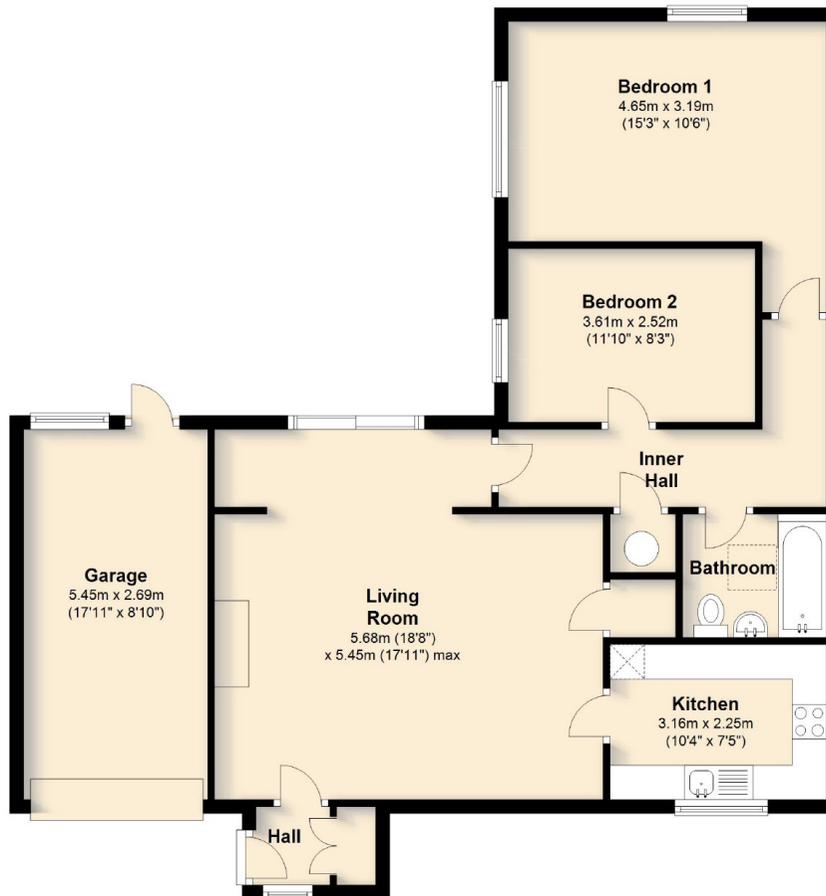
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Ground Floor

Approx. 92.6 sq. metres (996.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.4 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

Energy Performance Certificate

1, West Common, Redbourn, ST. ALBANS, AL3 7DY
 Dwelling type: Detached bungalow
 Date of assessment: 07 July 2017
 Date of certificate: 08 July 2017
 Reference number: 0738-4020-7283-5523-8910
 Type of assessment: RGD4M: existing dwelling
 Total floor area: 79 m²

Use this document to:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,129
Over 3 years you could save	£ 1,095

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 162 over 3 years	
Heating	£ 2,340 over 3 years	£ 1,659 over 3 years	
Hot Water	£ 534 over 3 years	£ 213 over 3 years	
Totals	£ 3,129	£ 2,034	You could save £ 1,095 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by micro-generation.

Energy Efficiency Rating

Very energy efficient - lower running costs
 (A) (B) (C) (D) (E) (F) (G)

Very energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 96	<input checked="" type="checkbox"/>
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 349	<input checked="" type="checkbox"/>
3 Low energy lighting for all fixed outlets	£40	£ 75	<input checked="" type="checkbox"/>

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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