



Upper Heath Road, St Albans, AL1 4DN

Price £525,000



## Upper Heath Road, St Albans, AL1 4DN

Located in the heart of the popular Bernards Heath area is this delightful two bedroom character residence.

This property enjoys attractively presented living accommodation throughout that includes a living room, dining room, a refitted first floor bathroom and a separate shower room and utility downstairs.

Outside there is a pleasant courtyard style garden to rear.

Upper Heath Road is conveniently located within walking distance of both the mainline railway station and the main city centre with its wide variety of shopping and leisure facilities.



## ACCOMMODATION

### Living Room 11'10 x 10'8 (3.61m x 3.25m)

Double glazed Georgian style bow window to front, panelled door to front, fireplace, recess spotlights, double radiator, stairs rising to first floor.

### Dining Room 13'6 x 11'11 (4.11m x 3.63m)

Sash window to rear, double radiator, recess spotlights, storage cupboard.

### Kitchen 11'1 x 7'8 (3.38m x 2.34m)

Panelled door to side, a comprehensive range of wall and base mounted units with wooden work surfaces over, inset sink unit, built in oven and hob, wood laminate flooring, recess spotlights.

### Utility / Shower Room

Window to rear, tiled shower cubicle, low level wc, wash handbasin, plumbing for washing machine, partly tiled walls, heated towel rail.

## FIRST FLOOR

### Landing

Access to loft space, white panelled doors.

### Bedroom One 11'10 x 10'7 (3.61m x 3.23m)

Sash window to rear, single radiator, feature fireplace, over stairs storage cupboard.

### Bedroom Two 11'10 x 10'8 (3.61m x 3.25m)

Sash window to front, single radiator, storage cupboard.



### Bathroom

(accessed off Bedroom One)

Sash window to rear, suite comprising of shaped panel bath with mixer tap, separate shower over, low level wc, vanity unit wash handbasin, cupboard housing central heating boiler, wooden floor.

## EXTERIOR

### Rear Garden

Courtyard style garden with patio area.

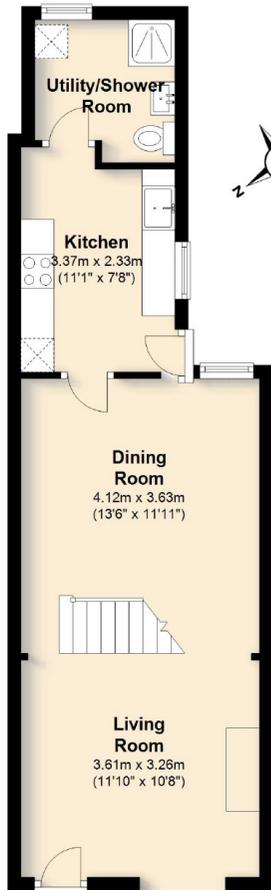
### Viewing Information

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

### 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.

**Ground Floor**  
Approx. 39.4 sq. metres (423.9 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (377.3 sq. feet)



Total area: approx. 74.4 sq. metres (801.2 sq. feet)

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

**Energy Performance Certificate**

22, Upper Heath Road, ST. ALBANS, AL1 4DN  
Reference number: 8827-7123-1460-6170-7096  
Date of assessment: 10 July 2013  
Type of assessment: RDSAP, existing dwelling  
Date of certificate: 11 July 2013  
Total floor area: 76 m<sup>2</sup>

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:	£ 2,868
Over 3 years you could save	£ 1,089

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 135 over 3 years	
Heating	£ 2,268 over 3 years	£ 1,452 over 3 years	
Hot Water	£ 273 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 2,868</b>	<b>£ 1,779</b>	<b>You could save £ 1,089 over 3 years</b>

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

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 60).

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.

Energy rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		

**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 Cavity wall insulation	£500 - £1,500	£ 93	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 381	✓
3 Floor insulation	£300 - £1,200	£ 114	✓

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](http://www.gov.uk/energy-grants-calculator) or call 0300 423 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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