



Faircross Way, St Albans, AL1 4SD  
Guide price £1,500,000



## Faircross Way, St Albans, AL1 4SD

NO UPPER CHAIN

An exciting opportunity to purchase a five bedroom double fronted detached house in one of St Albans most highly regarded residential locations.

The property sits on a wonderful, mature south facing plot and the rear garden is a real feature of this family home. To the front of the property there is a driveway providing off street parking and a double length garage.

The property would benefit from modernisation throughout and offers scope to extend subject to the necessary planning consents, should a new purchaser require additional space.

Faircross Way runs between Homewood Road and Charmouth Road and is well placed for access to the city centre, excellent local schooling and the mainline station.



## ACCOMMODATION

### Entrance

Front door opening into:

### Entrance Hall

Staircase to first floor, under stairs storage cupboard, wood flooring, radiator, doors to:

**Living Room 26'4 x 10'11 (8.03m x 3.33m)**

Dual aspect with windows to front and rear, two radiators.

**Dining Room 12'4 x 11'0 (3.76m x 3.35m)**

Wood flooring, radiator, window to front.

**Kitchen 11'0 x 9'5 (3.35m x 2.87m)**

Range of basic units, window to rear, service hatch to dining room, floor mounted boiler, door to garden.

### Cloakroom

Wash handbasin, wc, window to rear.

## FIRST FLOOR

### Landing

Access to loft, radiator, window to rear, doors to:

**Bedroom One 17'3 x 9'11 (5.26m x 3.02m)**

Two windows to front, radiator, fitted wardrobes.

**Bedroom Two 13'11 x 10'8 (4.24m x 3.25m)**

Two windows to rear, washbasin.

**Bedroom Three 13'10 x 9'6 (4.22m x 2.90m)**

Dual aspect with windows to front and side, radiator, fitted wardrobes.



**Bedroom Four 10'11 x 10'0 (3.33m x 3.05m)**

Window to rear, radiator.

**Bedroom Five 11'1 x 9'6 (3.38m x 2.90m)**

Window to front, radiator.

### **Bathroom**

White suite, wc, washbasin, bath with mixer tap, airing cupboard, radiator, window to rear.

### **EXTERIOR**

#### **Front**

Front garden, lawn area, shrubs and plants.

#### **Driveway**

Providing off street parking.

#### **Rear Garden**

The south facing rear garden is a real feature of this property, extensive lawn, patio area, mature shrubs and plants, greenhouse, gated side access.

#### **Garage**

Double length garage with double doors.

#### **Viewing Information**

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

#### **Environmental Impact Rating**

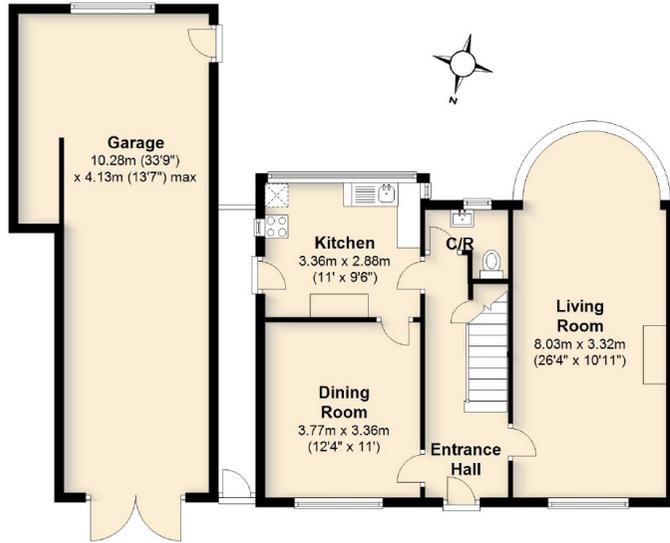
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





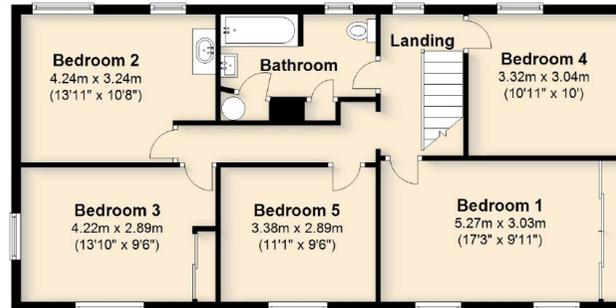
### Ground Floor

Approx. 94.0 sq. metres (1012.1 sq. feet)



### First Floor

Approx. 80.8 sq. metres (869.6 sq. feet)



Total area: approx. 174.8 sq. metres (1881.7 sq. feet)

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

**Energy Performance Certificate**

36, Faircross Way, ST. ALBANS, AL1 4SD

Dwelling type: Detached house  
Date of assessment: 08 May 2017  
Date of certificate: 08 May 2017

Reference number: 8623-7625-0020-8136-4602  
Type of assessment: RDS40 existing dwelling  
Total floor area: 142 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:		£ 5,622
Over 3 years you could save		£ 2,817

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 395 over 3 years	£ 237 over 3 years	
Heating	£ 4,278 over 3 years	£ 2,331 over 3 years	
Hot Water	£ 948 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 5,622</b>	<b>£ 2,805</b>	<b>You could save £ 2,817 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 excludes 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.

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	£ 216	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 273	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 327	

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-consultation](http://www.gov.uk/energy-grants-consultation) 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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