



King Harry Lane, St Albans, AL3 4AS

Price £575,000



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Built by The Berkeley Group in 2014 and located in the popular King Harry Park development on King Harry Lane is this impressive light and airy three-bedroom semi detached family home offering stylish and modern accommodation arranged over two floors with a garage en bloc.

With open plan living accommodation and under floor heating throughout downstairs, the ground floor has a Euro Cucina kitchen flowing into the living/dining room with French doors leading out onto a south facing garden. Upstairs there are three bedrooms, an en-suite to the master, and a modern family bathroom.

King Harry Lane is conveniently located on the southwest side of the St Albans city centre and a short walk from the beautiful parkland, lake and Roman ruins of Verulamium Park. Local amenities, including Waitrose and St Michaels village pubs, are located nearby. Local schools such as the highly regarded Prae Wood Primary School and St Columba's College are also in close proximity.

This south-side location provides excellent access to the M25 at junction 21A and the M1 at junction 6. For the London commuter the St Albans City mainline station provides a frequent 20-minute journey into London St. Pancras International and Kings Cross stations. There is also the St Albans Abbey station train service to Watford Junction for connecting to fast trains into London Euston station.



ACCOMMODATION

Entrance

Door with double glazed panel to front, under floor heating, coved ceiling, stairs rising to first floor, door to:

Cloakroom

Double glazed frosted window to side, fitted Villeroy and Boch sanitary ware, WC, wash hand basin, tiled floor, partly tiled walls, chrome heated towel rail, spotlights.

Kitchen 12'7 x 7'7 (3.84m x 2.31m)

Euro Cucina kitchen, double glazed window to the front, fitted with a comprehensive range of base and eye level units with granite work surfaces over, inset one and a half bowl single drainer sink unit with swan neck mixer tap, integrated fridge/freezer, built-in appliances including a Bosch dishwasher, Hotpoint washing machine, Bosch hob with cooker hood over, Bosch oven and microwave, spotlights, ceramic tiled floor with under floor heating, under lighting.

Living / Dining Room 17'2 max x 15'3 (5.23m max x 4.65m)

Double glazed double doors to rear, double glazed window to rear, coved ceiling, spotlights, underfloor heating, telephone, TV and satellite points, large under stairs storage cupboard.

FIRST FLOOR

Landing

A good size landing with double radiator, large airing cupboard with central heating gas boiler and mega flow system, double glazed window to side.

Bedroom One 11'2 max x 9'8 max (3.40m max x 2.95m max)

Double glazed window to front with single radiator under, coved ceiling, built in wardrobe with PIR lighting and mirrored sliding doors, white door leading to:

En-Suite

An impressive shower room with double glazed frosted window to front, Villeroy and Boch suite comprising of large walk in tiled shower cubicle, wc, hand basin, tiled floor, chrome heated towel rail, spot lights, under lighting, built in



cupboard with mirrored doors, shaver point and extractor fan.

Bedroom Two 10'1 max x 8'6 max (3.07m max x 2.59m max)

Overlooking the rear garden, this light and airy bedroom has double glazed window to the rear, single radiator, and includes a built-in wardrobe with sliding doors, access to loft.

Bedroom Three 7'8 x 6'4 (2.34m x 1.93m)

Also overlooking the rear garden, this room features double-glazed window to rear, single radiator under and coved ceiling.

Bathroom

A luxury Villeroy and Boch suite that comprises of panel bath with mixer tap, WC, wash hand basin, Amtico floor, tiled walls, built in cupboard with mirrored doors, shaver point and under lighting, spot lights, chrome heated towel rail and extractor fan.

EXTERIOR

Front Garden

Well stocked with flower and evergreen shrub beds.

Rear Garden

South facing with a patio area and lawn flanked by shrub and flower borders, outside water tap.

Garage

Garage en bloc with electric up and over door with power and light.

Agents Notes

An annual service charge is payable to the estate management company for the upkeep of the road and communal flower and shrub borders. NHBC Guarantee for additional peace of mind, the house is guaranteed for 10 years from 2014 through the NHBC, the UK's leading new home warranty and insurance provider.

Viewing Information

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

Environmental Impact Rating

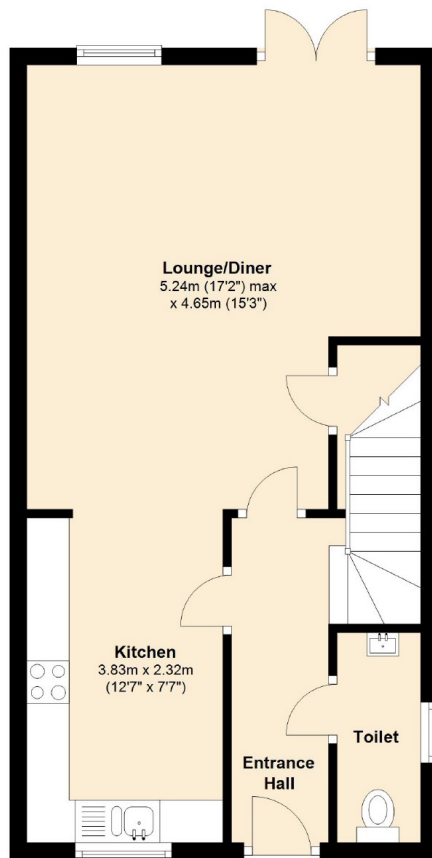
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





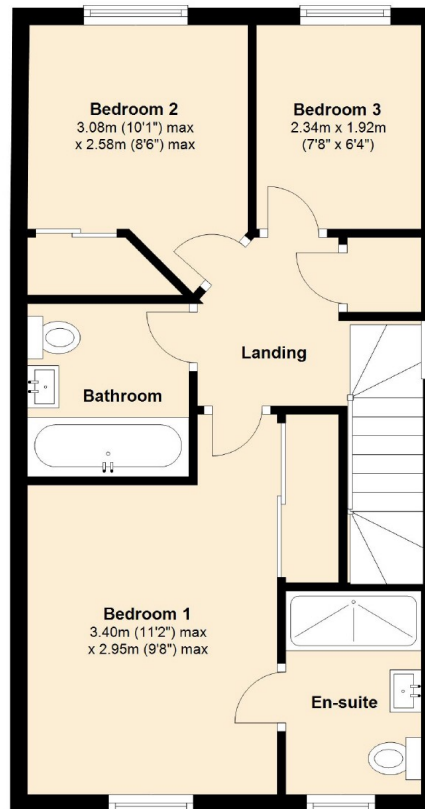
Ground Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



First Floor

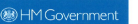
Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 83.1 sq. metres (895.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Performance Certificate



51, King Harry Lane, ST. ALBANS, AL3 4AS

Dwelling type: Semi-detached house

Date of assessment: 01 April 2014

Date of certificate: 01 April 2014

Use this document to:

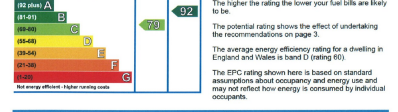
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing recommended measures

Estimated energy costs of dwelling for 3 years:	£ 1,494
Over 3 years you could save	£ 201

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 250 over 3 years	£ 159 over 3 years
Heating	£ 927 over 3 years	£ 842 over 3 years
Hot Water	£ 300 over 3 years	£ 162 over 3 years
Totals	£ 1,477	£ 1,163

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 microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£35	£ 87
2 Solar water heating	£4,000 - £8,000	£ 117
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £14,000	£ 723

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