



Icknield Close, St Albans, AL3 4NQ

Price £650,000



Icknield Close, St Albans, AL3 4NQ

A great opportunity to purchase a well presented four bedroom link detached property positioned in a popular cul de sac close location close to excellent schools and the various motorway links on the South of St Albans.

The accommodation is arranged over two floors benefitting from a welcoming entrance hall, downstairs cloakroom, a good size living/dining room and a kitchen. On the first floor there are four bedrooms, bathroom suite and useful loft space.

Externally the property offers a driveway providing off road parking, garage and a low maintenance garden. Icknield Close is situated in the St Stephens area of St Albans and offers ease of access to the main roads as well as St Albans city centre with its wide variety of shopping and leisure facilities. The open spaces and historic sites of Verulamium Park are just a short walk away.



ACCOMMODATION

Entrance Hall

Door to front, double glazed window to front, under stairs storage cupboard housing wall mounted boiler, second storage cupboard for coats, carpet, stairs to first floor, radiator, coving to ceiling.

Cloakroom

Frosted double glazed window to front, low level wc, wash basin with mixer tap, radiator, partly tiled walls, wood laminate flooring, coving to ceiling.

Kitchen 14'0 x 9'6 (4.27m x 2.90m)

Double glazed window to rear, wall and base mounted units, roll edge worktops, one and a half bowl sink unit, drainer and mixer tap, built in oven and grill, electric hob and extractor over, breakfast bar, space for washing machine, dishwasher and fridge/freezer, water softener, coving to ceiling, double glazed door to side, radiator, telephone point.

Living / Dining Room 23'2 x 14'0 (7.06m x 4.27m)

Double glazed windows to front and rear, double glazed French doors to rear, carpet, three radiators, two ceiling roses, coving to ceiling, television point, gas fireplace.



FIRST FLOOR

Landing

Double glazed window to front and side, carpet, loft access, doors to all rooms, airing cupboard housing water cylinder.

Bedroom One 14'5 x 9'5 (4.39m x 2.87m)

Two double glazed windows to rear, carpet, radiator, coving to ceiling, telephone point.



Bedroom Two 14'0 x 8'11 (4.27m x 2.72m)

Two double glazed windows to rear, carpet, radiator, built in wardrobes, coving to ceiling.

Bedroom Three 9'5 x 8'9 (2.87m x 2.67m)

Double glazed window to front, carpet, radiator, coving to ceiling.

Bedroom Four 11'2 x 5'2 (3.40m x 1.57m)

Double glazed window to rear, carpet, radiator, coving to ceiling.

Bathroom

Frosted double glazed window to front, low level wc, wash basin with mixer tap and vanity unit under, panel enclosed bath with mixer tap, shower screen, fixed shower over, spotlights, tiled floor and walls, under floor heating, heated towel radiator.

EXTERIOR

Front Garden

Driveway providing off road parking, lawn area with shrub borders, cupboard housing meters.

Rear Garden

Patio area with outside tap and door to garage, lawn area with shrub borders.

Garage 16'7 x 8'7 (5.05m x 2.62m)

Up and over door to front., door to side, light and power connected.

Viewing Information

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

Environmental Impact Rating

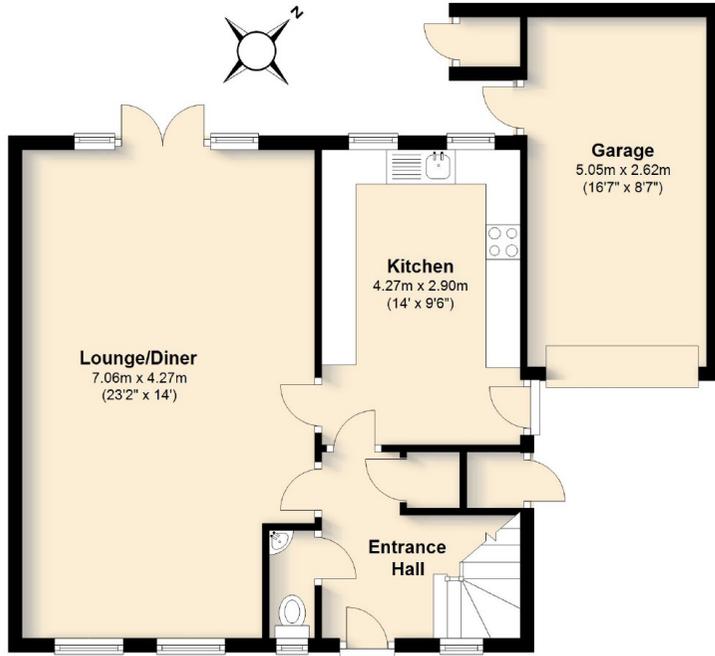
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





Ground Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



Total area: approx. 117.6 sq. metres (1266.1 sq. feet)

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

Energy Performance Certificate

10, Icknield Close, ST. ALBANS, AL3 4NQ

Dwelling type: Detached house Reference number: 8526-7322-4300-2257-2092
 Date of assessment: 13 February 2016 Type of assessment: RGSAP: existing dwelling
 Date of certificate: 13 February 2016 Total floor area: 104 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:	£ 2,694
Over 3 years you could save	£ 543

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 195 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 543 over 3 years </div>
Heating	£ 1,624 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 490 over 3 years	£ 204 over 3 years	
Totals	£ 2,694	£ 2,151	

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 micro-generation.

Energy Efficiency Rating

Very energy efficient - clearest saving costs

100-91 (A)

90-81 (B)

80-69 (C)

68-55 (D)

54-47 (E)

45-39 (F)

35-27 (G)

Very energy efficient - higher running costs

Current
Potential

64

68

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 195	✔
2 Low energy lighting for all fixed outlets	£ 40	£ 165	
3 Solar water heating	£4,000 - £6,000	£ 188	✔

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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Tel: 01727 898150
 37 Chequer Street
 St Albans
 Herts
 AL1 3YJ
 Email: stalbans@putterills.co.uk
 www.putterills.co.uk

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