



Puddingstone Drive, St Albans, AL4 0GX

Price £495,000



## Puddingstone Drive, St Albans, AL4 0GX

Located in the popular Highfield Park area of St Albans is this two bathroom semi-detached property.

The property enjoys many attractive features that include a dual aspect living room, modern kitchen and a conservatory that can be used as a dining room or TV room with doors opening out onto a lovely south facing garden, whilst upstairs there is a fitted en-suite shower room and family bathroom. There is also a fully fitted intruder alarm.

Externally, there is a driveway providing off street parking.



## ACCOMMODATION

### Entrance Porch

Part glazed front door, coved ceiling, telephone point, panelled door to living room, radiator.

### Living Room 17'0 x 12'2 (5.18m x 3.71m)

Double glazed window to front and double glazed window to side, coved ceiling, staircase to first floor with large under stairs storage cupboard, gas fireplace, television and telephone points, radiator.

### Kitchen / Diner 12'2 x 8'7 (3.71m x 2.62m)

Double glazed window to rear, a range of high gloss wall units and work surfaces over, under unit lighting, Inset one and half bowl stainless steel sink unit with mixer tap, Inset stainless steel gas hob, oven and overhead cooker fan, plumbing for washing machine and dishwasher, space for American style fridge/freezer, part tiled walls, radiator.

### Conservatory 12'2 x 10'9 (3.71m x 3.28m)

Double glazed conservatory with a brick base and under a glazed pitched roof, double glazed doors to side, television point, tiled floor, wall mounted heater.

## FIRST FLOOR

### Landing

Radiator, access to loft, loft ladder, part boarded.

### Bedroom One 12'2 x 8'6 (3.71m x 2.59m)

Double glazed window to front, luxury fitted double wardrobe providing hanging space, shelving, drawer units, television point, telephone point, radiator.

### En-Suite Bathroom

Double glazed window to side, modern white bathroom suite, chrome attachments comprising: vanity wash hand basin and shower cubicle with fitted shower unit. Fully tiled walls and flooring, heated chrome towel rail.



### Bedroom Two 12'2 x 8'8 (3.71m x 2.64m)

Double glazed window overlooking rear garden, LED lighting, large built-in storage cupboard, luxury fitted wardrobes, drawers and a 'Captains' bed, radiator.

### Family Bathroom

Recessed LED spot lights, modern white bathroom suite, chrome attachments comprising: pedestal wash hand basin, low level WC and panel sided bath with mixer taps and shower attachment, fitted mirror with inset LED lighting, cabinet, fully tiled walls and flooring, heated chrome towel rail.

## EXTERIOR

### Front Garden

Mature laurel hedge to front boundary with astro-turf area behind, flower bed, pathway to front door.

### Driveway

Block-paved driveway providing ample off street parking.

### Rear Garden

A well designed, low maintenance south facing rear garden with patio area, lawn, raised flower beds, garden shed, outdoor lighting and gated access to front

### Viewing Information

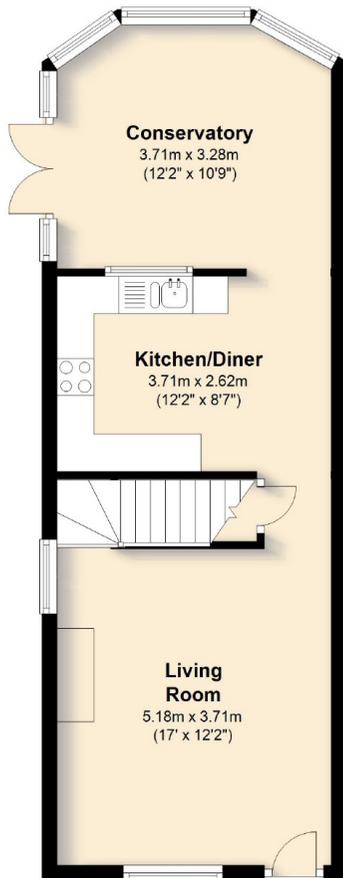
BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

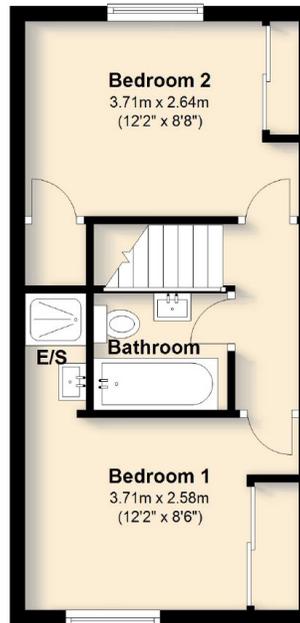
## Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 sq. feet)

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

**Energy Performance Certificate**

11, Puddingstone Drive, ST. ALBANS, AL1 0GX  
 Dwelling type: Semi detached house  
 Date of assessment: 21 November 2016  
 Date of certificate: 22 November 2016  
 Reference number: 2068-6917-7269-1606-0944  
 Type of assessment: RDSAP existing dwelling  
 Total floor area: 73 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:	£ 2,427
Over 3 years you could save	£ 543

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 147 over 3 years	You could save £ 543 over 3 years
Heating	£ 1,710 over 3 years	£ 1,521 over 3 years	
Hot Water	£ 471 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,427</b>	<b>£ 1,884</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. This excludes energy use for running appliances such as 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 69).

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.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£ 60	£ 87	
2 Replace boiler with new condensing boiler	£3,200 - £3,000	£ 261	
3 Solar water heating	£4,000 - £20,000	£ 132	

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-guidance](http://www.gov.uk/energy-guidance) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to leave your home warmer and cheaper to run.

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