



Forge End, St Albans, AL2 3EQ

Price £850,000



## Forge End, St Albans, AL2 3EQ

Located within a popular cul-de-sac is this impressive four bedroom detached family home.

This property enjoys a wealth of living accommodation arranged over three floors that includes a good size living room with double glazed double doors opening out onto the rear garden, spacious kitchen which opens onto the dining room.

Upstairs on the first floor there is a master bedroom suite which with an en-suite shower room and a large walk in wardrobe, there are two further bedrooms and a bathroom and on the second floor there is an impressive bedroom with a further en-suite shower room.

Forge End is conveniently located within the popular Chiswell Green area of St Albans, close to the highly regarded Killigrew School. This property provides excellent access to the motorway link roads and the main city centre is only a short drive away with its wide range of shopping and leisure facilities.



## ACCOMMODATION

### Entrance Hall

Wooden panelled door to front, double glazed leaded light window to front, coved ceiling, wood laminate flooring, turning staircase rising to first floor, storage cupboard, recess spotlights.

### Cloakroom

Double glazed frosted window to side, low level wc, pedestal wash handbasin, single radiator, wood laminate flooring, recess spotlights.

### Family Room 14'4 x 11'4 (4.37m x 3.45m)

Double glazed leaded light window to front, single radiator under, coved ceiling.

### Living Room 20'11 x 11'4 (6.38m x 3.45m)

Double glazed double doors leading out onto the rear garden, double glazed windows to rear, two radiators, coved ceiling.

### Kitchen 17'4 x 9'4 (5.28m x 2.84m)

Double glazed window to rear, comprehensive range of wall and base mounted units with granite work surfaces over, inset double sink unit with mixer tap, built in oven, five ring gas hob, extractor over, space for fridge freezer, integrated dishwasher and washing machine, partly tiled walls, wood laminate flooring, recess spotlights.

### Dining Area 26'1 x 6'11 (7.95m x 2.11m)

Double glazed patio door to side, radiator, wood laminate flooring.

### Study Area

Double glazed window to rear, radiator, built in desk unit with drawers and storage cupboards.

## FIRST FLOOR

### Landing

Storage cupboard.

### Master Bedroom 14'4 x 11'4 (4.37m x 3.45m)

Double glazed leaded light window to front, single radiator, built in wardrobes, coved ceiling.

### En-Suite Shower Room 5'10 x 8'5 (1.78m x 2.57m)

Double glazed frosted window to side, walk in shower, low level wc, vanity wash handbasin, chrome heated towel rail, tiled floor.

### Walk in Wardrobe 6'8 x 9'4 (2.03m x 2.84m)

Double glazed leaded light window to front, wide range of hanging rails, drawer units and dressing table.

### Bedroom Two 14'9 x 11'4 (4.50m x 3.45m)

Double glazed window to rear, radiator, built in wardrobes, dressing table and drawer units.



### Bedroom Three 12'0 max x 9'4 (3.66m max x 2.84m)

Double glazed window to rear, radiator, built in wardrobe.

### Family Bathroom 7'4 x 6'1 (2.24m x 1.85m)

Double glazed frosted window to side, suite comprising of panel bath with mixer tap and shower attachment, low level wc, wash handbasin, tiled walls and floor, chrome heated towel rail.

## SECOND FLOOR

### Landing 9'6 x 5'11 (2.90m x 1.80m)

Double glazed window to side.

### Bedroom Four 17'1 x 13'6 (5.21m x 4.11m)

Double glazed velux style windows to front and rear, double glazed window to rear, radiator.

### En-Suite Shower Room 9'4 max x 6'5 (2.84m max x 1.96m)

Double glazed frosted window to rear, low level wc, wash handbasin, tiled shower cubicle, chrome heated towel rail, tiled walls and floor, recess spotlights.

## EXTERIOR

### Front Garden

Block paved driveway allowing off road parking, lawn area, pathway leading to front door.

### Garage 13'9 x 6'9 (4.19m x 2.06m)

### Rear Garden

Mainly laid to lawn with a range of flower and shrub beds, patio area.

### Garage

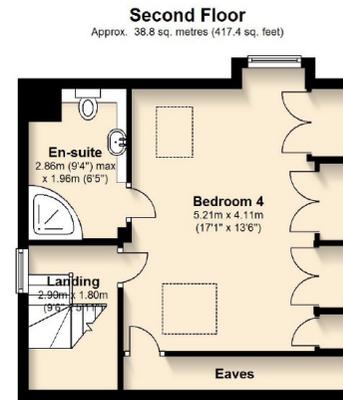
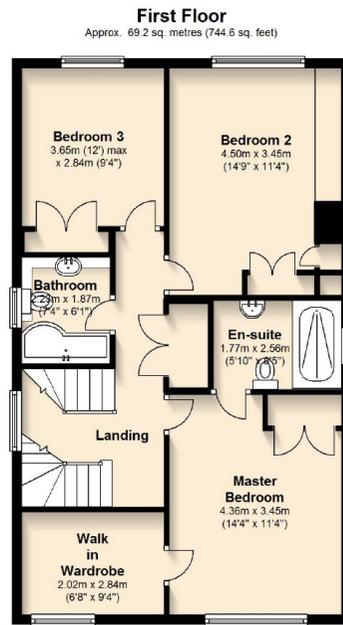
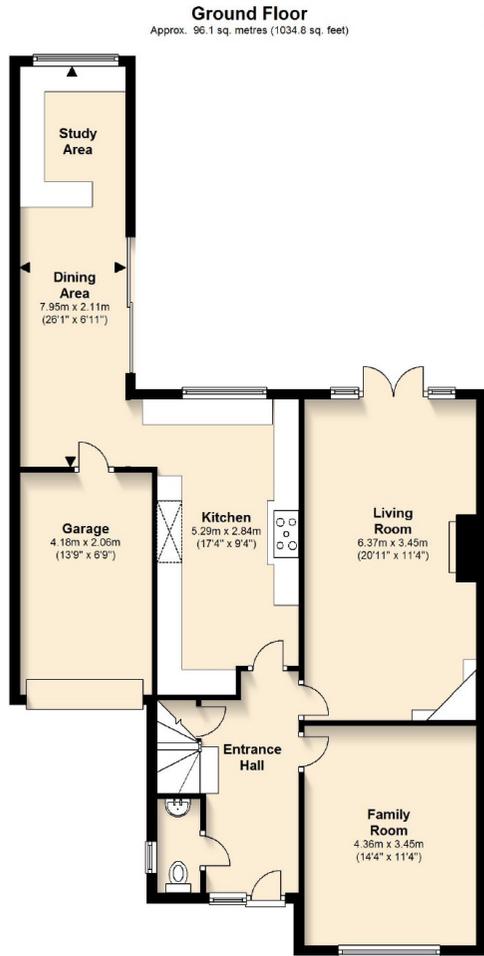
An integral garage with up and over door.

### 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.



Total area: approx. 204.1 sq. metres (2196.8 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(82-100) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(44-54) <b>E</b>			(28-38) <b>E</b>		
(31-43) <b>F</b>			(17-27) <b>F</b>		
(1-30) <b>G</b>			(1-16) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	65	71	EU Directive 2002/91/EC	61	66
England & Wales			England & Wales		

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