



Eaton Road, St Albans, AL1 4UD

Price £850,000



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Enjoy living in this delightful light and airy four bedroom character residence that has a range of versatile accommodation arranged over three floors.

Of particular note is the impressive kitchen / breakfast room with double doors opening out onto the rear garden, large living room / dining room and the en-suite to the master bedroom. Externally, there is a good size garden to rear.

Eaton Road is conveniently located within walking distance of the mainline railway station, the local Morrisons supermarket and many highly regarded schools. The main city centre with its wider variety of shopping and leisure facilities is only a short drive away.



ACCOMMODATION

Entrance Hall

Wooden door with leaded light stained glass panels to front, double radiator, wooden floor, cornice ceiling, stairs rising to first floor.

Open Plan Living / Dining Room 25'2 max x 12'5 (7.67m max x 3.78m)

Living Area

Secondary glazed sash bay window to front, feature radiator, fireplace with attractive surround and tiled hearth.

Dining Area

Radiator, under stairs storage cupboard, fireplace, glazed double doors leading through to:

Breakfast Room 11'3 x 6'3 (3.43m x 1.91m)

An impressive bright space with double glazed double doors leading out onto the rear garden, glazed ceiling, wood laminate flooring, double radiator.

Kitchen 11'5 x 8'1 (3.48m x 2.46m)

Comprehensive range of wall and base mounted units with quartz work surfaces over, inset stainless steel single drainer sink unit with mixer tap, built in oven and gas hob with cooker hood over, integrated dishwasher, plumbing for washing machine, space for fridge freezer, tiled splash back, wood laminate flooring.

FIRST FLOOR

Landing

Stairs rising to second floor.

Bedroom Two 11'10 x 15'7 (3.61m x 4.75m)

Two secondary glazed sash style windows to front, double radiator under.

Bedroom Three 12'1 x 10'0 (3.68m x 3.05m)

Secondary glazed sash style window to rear, single radiator.



Family Bathroom

Secondary glazed sash style window to rear, radiator under, white suite comprising tiled panelled bath with mixer tap and separate shower attachment, low level wc, vanity unit hand washbasin, double width tiled shower cubicle, heated towel rail, cupboard housing central heating boiler, tiled walls and floor, recess spotlights.

SECOND FLOOR

Landing

Ceiling skylight.

Bedroom One 16'10 x 10'9 (5.13m x 3.28m)

A lovely bright dual aspect room with double glazed velux style window to front, double glazed sash style window to rear, radiator, eaves storage.

En-Suite Shower Room

Double glazed velux style window to front, tiled shower cubicle with Aqualisa shower, low level wc, vanity unit hand washbasin, chrome heated towel rail.

Bedroom Four 11'9 x 8'3 (3.58m x 2.51m)

Double glazed sash style window to rear, single radiator under.

EXTERIOR

Rear Garden

Patio area mainly laid to lawn, gated side access.

Front Garden

A walled front garden with iron gate and pathway leading to front door.

Viewing Information

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

Environmental Impact Rating

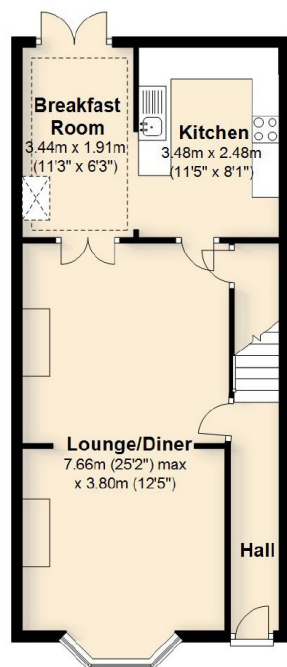
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.





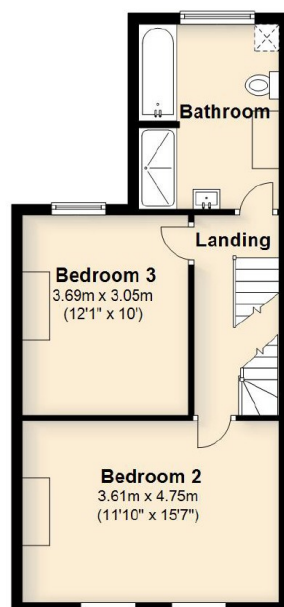
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



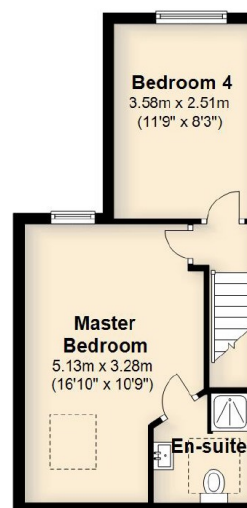
First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Second Floor

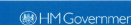
Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 127.4 sq. metres (1371.5 sq. feet)

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

Energy Performance Certificate



9, Eaton Road, ST. ALBANS, AL1 4UD

Dwelling type: End terrace house
Date of assessment: 15 November 2013
Date of certificate: 16 November 2013
Reference number: 9358-1998-7219-1487-4030
Type of assessment: RdSAP, existing dwelling
Total floor area: 119 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

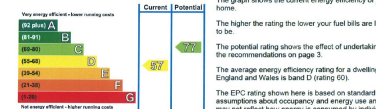
Estimated energy costs of dwelling for 3 years:	£ 3,699
Over 3 years you could save	£ 1,023

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 185 over 3 years	
Heating	£ 3,144 over 3 years	£ 2,193 over 3 years	
Hot Water	£ 297 over 3 years	£ 257 over 3 years	
Totals	£ 3,699	£ 2,635	You could save £ 1,023 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and in not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings	Available with
1 Internal or external wall insulation	£4,000 - £14,000	£ 843	Available with Green Deal
2 Floor insulation	£300 - £1,200	£ 120	
3 Low energy lighting for all fixed outlets	£30	£ 60	

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-green-deal or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Tel: 01727 898150

37 Chequer Street

St Albans

Herts

AL1 3YJ

Email: stalbands@putterills.co.uk

www.putterills.co.uk

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