



Long Fallow, St Albans, AL2 3ED  
Guide price £1,050,000



## Long Fallow, St Albans, AL2 3ED

Designed and built to offer the very best of modern living, is this spacious brand new property offering the discerning purchaser a high level of sophistication.

This home features five double bedrooms, all with en-suite bath or shower rooms. The expansive open plan living areas are complemented by a bespoke kitchen as well as porcelain tiled floors and bi-folding doors.

This wonderful family home further benefits from a driveway to the front, an integral single garage and a southeast facing rear garden.

The convenience of the location is unparalleled just minutes from St Albans city centre with its transport links, amenities, schools and cultural attractions, ideally connected for road and rail routes.

Enviably located where city meets countryside, 37 Long Fallow is an exciting new home providing the perfect base whether you are commuting, shopping, or just enjoying life.



## ACCOMMODATION

### GROUND FLOOR

The ground floor of the property enjoys underfloor heating.

#### Entrance

Part glazed front door opening into:

#### Entrance Hall

Herringbone pattern porcelain tiled floor, spotlights, door to garage, staircase to first floor with stylish glazed balustrade, coat cupboard with sliding mirrored doors with useful storage space and housing the communication cupboard for all the central wiring points to allow data sharing, connection to the Internet and SmartTV services, doors to:

#### Sitting Room 17'2 x 11'5 (5.23m x 3.48m)

Bay window to front, quality carpet, sleek screwless sockets and switches, tv point with HDMI cabling to low level, three pendant lights on a dimmer switch.

#### Study 11'5 x 10'10 (3.48m x 3.30m)

Two windows to side, spotlights on dimmer switch, pendant light on dimmer switch, tv point, sleek screwless sockets and switches.

#### Living Space 23'0 x 15'11 (7.01m x 4.85m)

Overlooking the garden is this stunning open plan space ideal for a sociable family lifestyle, two sets of bi-fold doors opening onto the southeast facing garden, two further windows to rear, two sky lights, Herringbone pattern porcelain tiled floor, multi-zone mood lighting, mid height tv point with HDMI cabling to low level, sleek screwless sockets and switches.

#### Kitchen Area 14'2 x 10'8 (4.32m x 3.25m)

Enjoys a contemporary bespoke kitchen with soft close doors and drawers together with feature lighting, composite stone worktops, upstand and splash back behind hob area, Siemens appliances to include, two low frost integrated fridge freezers, five zone induction hob with touch slider control, a built in single oven with multiple cooking modes and compatible with Siemens home connect app control, built in compact multi-function oven and microwave, touch display with active clean and compatible with Siemens home connect app control, convenient built in single warming drawer, fully integrated dishwasher, Quooker fusion tap which provides cold, hot and boiler water, under counter wine cooler and breakfast bar.

#### Cloakroom

Premium Roca sanitary ware, sink with mixer tap, low level wc, contrasting tiled floor and feature splash back, mirror, spotlights, window to side.

## FIRST FLOOR

#### Landing

Window to front, radiator, spotlights, part glazed door leading to stairs up to second floor, further doors to:

#### Bedroom One 14'3 X 10'8 (4.34m X 3.25m)

A wonderful double bedroom with double doors with Juliet balcony overlooking the garden, further windows to rear, extensive fitted wardrobes with mirrored sliding doors, down lighters in front of wardrobes for convenience, sleek screwless sockets and switches, USB charging point, mid height tv point with HDMI cabling to low level, radiator, door to:

#### En-Suite

Luxury en-suite with premium Roca sanitary ware, double width walk in shower cubicle with Minoli porcelain tiled splash back, glass shower screen, washbasin with mixer tap and vanity storage, low level wc, chrome radiator, tiled floor, shaver socket, heated mirror, motion sensor LED night light feature.

#### Bedroom Two 14'11 X 11'5 (4.55m X 3.48m)

Double bedroom, bay window to front, radiator, fitted wardrobe with mirrored sliding doors, down lighters in front of wardrobe for convenience, sleek screwless sockets and switches, USB charging point, mid height tv point with HDMI cabling to low level, door to:



**En-Suite Shower Room**

Premium Roca sanitary ware, double width shower cubicle, Minoli tiled splash back and floor, glass shower screen, washbasin with mixer tap and vanity storage, wc, shaver socket, chrome radiator, heated mirror, spotlights, window to side, motion sensor LED night light feature.

**Bedroom Three 10'1 x 9'0 (3.07m x 2.74m)**

Double bedroom, radiator, fitted wardrobe with mirrored sliding doors, window to rear, sleek screwless sockets and switches, USB charging point, mid height tv point with HDMI cabling to low level, door to:

**En-Suite Bathroom**

Premium Roca sanitary ware, bath with mixer tap and shower over, Minoli tiled splash back and floor, glass shower screen, washbasin with mixer tap and vanity storage, heated mirror, shaver socket, wc, chrome radiator, spotlights, motion sensor LED night light feature.

**Bedroom Four 10'1 x 9'6 (3.07m x 2.90m)**

Double bedroom, radiator, fitted wardrobe with mirrored sliding doors, window to front, sleek screwless sockets and switches, USB charging point, mid height tv point with HDMI cabling to low level, door to:

**En-Suite Shower Room**

Premium Roca sanitary ware, shower cubicle with Minoli tiled splash back and floor, glass shower screen, washbasin with mixer tap and vanity storage, wc, heated mirror, chrome radiator, spotlights, shaver socket, window to side, motion sensor LED night light feature.

**Utility Room**

Free standing Siemens condensing tumble dryer and Siemens washing machine, radiator, tiled floor, spotlights, window to side.

**SECOND FLOOR****Master Suite 13'5 x 11'6 (4.09m x 3.51m)**

Stunning triple aspect suite with windows to front, side and rear, sleek screwless sockets and switches, USB charging point, mid height tv point with HDMI cabling to low level, large wardrobe with mirrored sliding doors providing impressive storage space, further eaves storage, door to:

**En-Suite Shower Room**

Bright triple aspect en-suite with stunning design, windows to side and rear, wet room style shower area, Minoli splash back, Roca sanitary ware washbasin with mixer tap and vanity storage, wc, chrome radiator, shaving mirror, shaver socket, tiled floor, spotlights, motion sensor LED night light feature.

**EXTERIOR****Front**

The front courtyard is landscaped and features rumble block paved surfaces with Indian sandstone footpath.

**Driveway**

Providing parking.

**Garage 15'9 max x 9'3 (4.80m max x 2.82m)**

Integral single garage with tiled floor, wall mounted boiler, heating system and water softener, electric up and over door.

**Bin Store Area**

The property shares a discretely positioned bin store area.

**Rear Garden**

Southeast facing rear garden, Indian sandstone patio area, lawn, fenced on all sides, gated side access.

**Viewing Information**

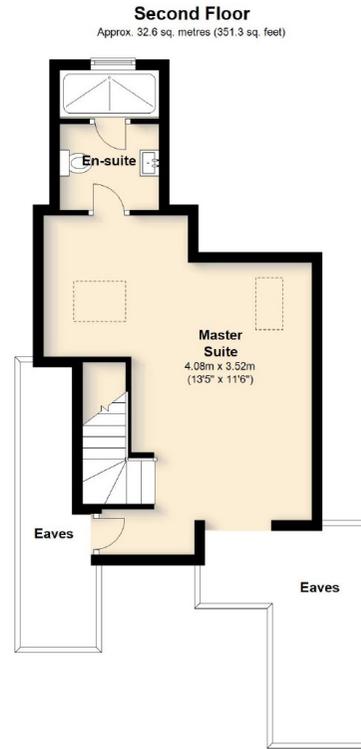
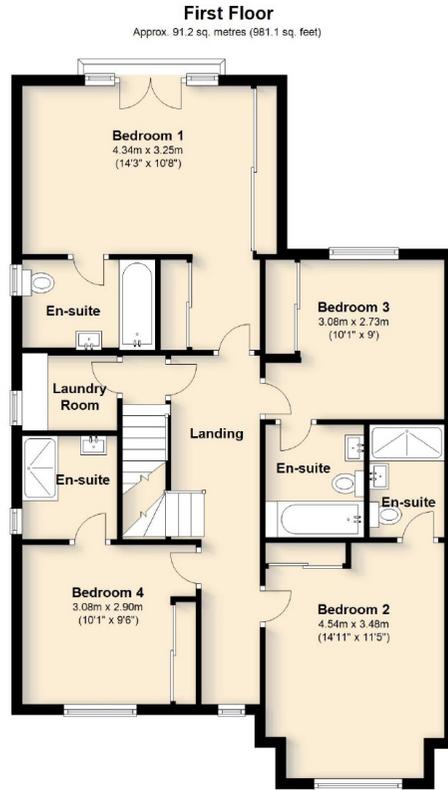
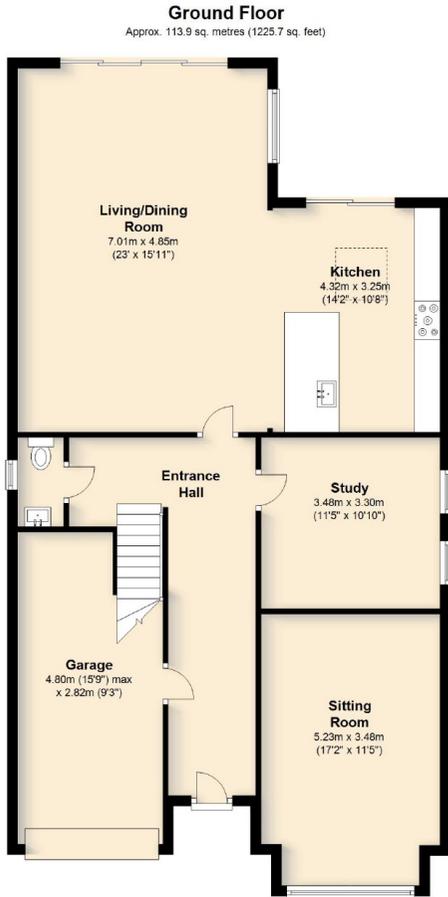
By appointment only through Putterills, through whom all negotiations should be conducted.

**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.







Total area: approx. 237.7 sq. metres (2558.1 sq. feet)

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

**Energy Performance Certificate**

37 Long Fallow, ST. ALBANS, AL2 3EE

Dwelling type: Detached house  
Date of assessment: 11 April 2017  
Date of certificate: 11 April 2017

Reference number: 0366-5062-7374-5003-9500  
Type of assessment: SAP new dwelling  
Total floor area: 226 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:** £ 2,040

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 1,407 over 3 years	£ 1,407 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	Not applicable
<b>Total</b>	<b>£ 2,040</b>	<b>£ 2,040</b>	

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 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 60).  
 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.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (92-100)	86	91	G (39-48)
B (81-91)			F (29-38)
C (69-80)			E (21-28)
D (55-68)			D (15-20)
E (39-54)			C (9-14)
F (21-38)			B (3-8)
G (3-20)			A (1-2)

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar photovoltaic panels, 2.0 kWp	£5,000 - £8,000	£ 850

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