



Sleapshyde, Smallford, St Albans, AL4 0SE

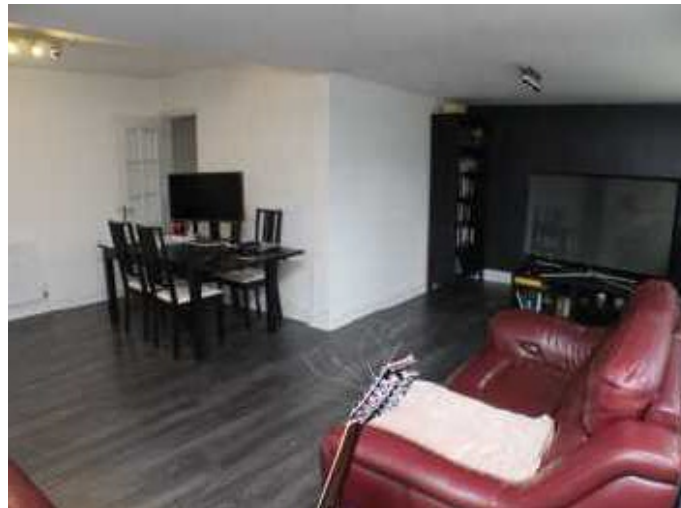
Price £549,950



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An immaculate three bedroom detached bungalow situated in the hamlet of Sleapshyde with country walks and local pub close by but within a short drive of good road links and St Albans City centre. The property offers the best of both. Further benefits include a large lounge diner, modern fitted kitchen/breakfast room, three bedrooms, family bathroom, carriage driveway, garage and further hard standing for a caravan/boat and a good size rear garden. Offered with the benefit of no upper chain.

Sleapshyde is located in a semi rural location on the Eastern side of St Albans close to open countryside and with easy access to the A1 and M25. Hatfield Road which is close by provides a regular bus route to St Albans city station and St Albans city centre with its wide range of shopping facilities. The Plough public house is within a short walk.



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ACCOMMODATION

Entrance
Composite front door to entrance hall.

Entrance Hall
Laminate flooring, access to loft space.

Bedroom One 13'3 x 10'11 (4.04m x 3.33m)
Upvc window to the front, radiator.

Bedroom Two 13'4 x 10'11 (4.06m x 3.33m)
Upvc window to the front, radiator.

Bedroom Three 8'8 x 7'10 (2.64m x 2.39m)
Upvc window to the rear, radiator.

Bathroom
Suite comprising panelled bath with mixer tap, shower screen and tiled splash back, pedestal wash hand basin, low level wc, heated towel rail, remainder of walls are fully tiled, tiled flooring.

Living/Dining Room 21'6 x 17'8 (6.55m x 5.38m)
Laminate flooring, twin upvc window to the rear, upvc double French doors to the side garden, door to the kitchen.

Kitchen/Breakfast Room 18' x 7'10 (5.49m x 2.39m)
Range of wall mounted and floor standing units with roll edge work surfaces, five ring gas hob, electric oven, extractor hood, built in dishwasher, tiled splash backs, plumbing for washing machine, radiator, tiled floors, upvc French doors to the garden, half glazed door to rear lobby.

Rear Lobby
Tiled flooring, door to the garage, upvc window to the rear and door to the cloakroom.

Cloakroom
Closed coupled wc and wash hand basin with tiled splash backs, upvc window to the rear, wall mounted combi central heating boiler, heated towel rail and tiled flooring.

EXTERIOR

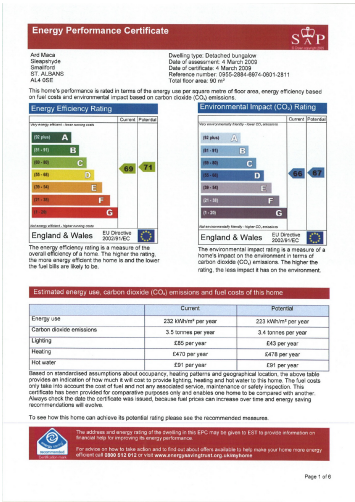
Front Garden
The bungalow has a carriage driveway with parking for at least six cars, circular lawn area and screened by hedging. Wooden double doors to the garage with power and light.

Rear Garden
Double wooden gates lead to a hard standing area to the side of the property, this leads to a fully enclosed garden with paved patio area and laid to lawn.



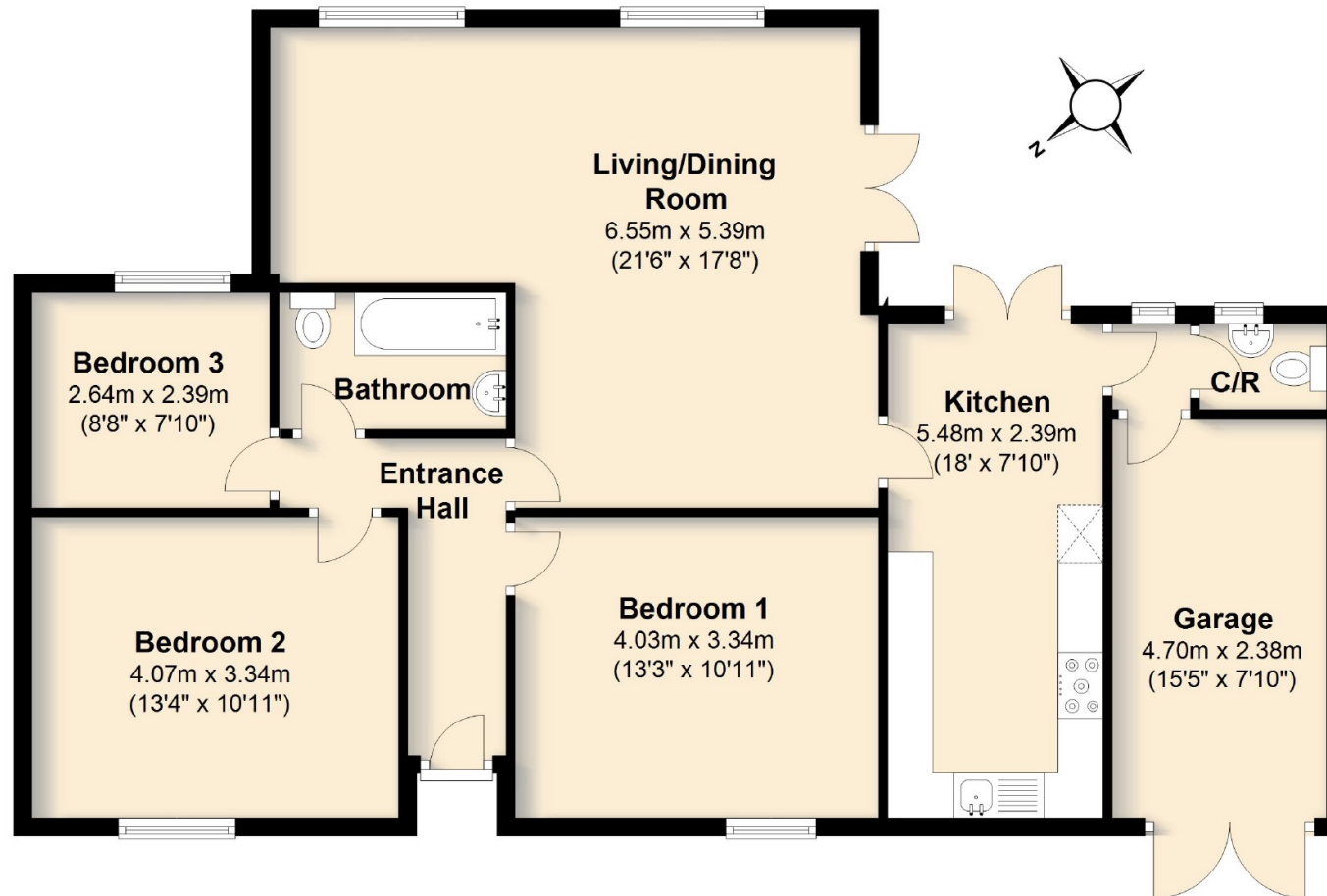
Viewing Information
BY APPOINTMENT ONLY WITH PUTTERILLS,
THROUGH WHOM ALL NEGOTIATIONS SHOULD BE
CONDUCTED.

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. 100.8 sq. metres (1085.5 sq. feet)



Total area: approx. 100.8 sq. metres (1085.5 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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