



Hughenden Road, St Albans, AL4 9QS

Price £349,950



Hughenden Road, St Albans, AL4 9QS

Available again due to a breakdown in the chain

A larger than average modernised three bedroom first floor split level maisonette forming part of the purpose built development in Marshalswick. The property benefits from a large lounge/diner, kitchen, modern bathroom, upvc double glazing, garage en bloc, outside storage shed and communal gardens.

Hughenden Road is located in the popular Marshalswick area of St Albans close to the local Quadrant shopping parade with its range of day to day shopping facilities and the main city centre with the more extensive range of leisure facilities is only a short drive away. In addition there is a regular bus service to both the city centre and mainline station to London St Pancras.



ACCOMMODATION

Entrance Door

Upvc front door leading to:

Entrance Hall

Stairs off to landing, under stairs storage cupboard, radiator, laminate flooring, doors to kitchen and lounge/ diner.

Kitchen 10'2 x 10'2 (3.10m x 3.10m)

Fitted kitchen with range of wall mounted and floor standing units with work surfaces over, four ring gas hob with extractor fan and electric oven, plumbing for washing machine, radiator, walk-in larder unit, upvc double glazed window to front.

Lounge/ Diner 15'5 x 16'7 (4.70m x 5.05m)

Door and fixed panel to balcony to side offering views over the communal areas and front. Gas fire with Adam style surround, walk-in storage cupboard, upvc double glazed window to rear.

FIRST FLOOR

Landing

Access to boarded loft with fitted ladder, walk-in storage cupboard.

Bedroom One 12'10 x 9'2 (3.91m x 2.79m)

Upvc double glazed window to front, radiator.

Bedroom Two 11'9 x 8'9 (3.58m x 2.67m)

Upvc double glazed window to side, radiator.

Bedroom Three 9' x 8'9 (2.74m x 2.67m)

Upvc double glazed window to rear,



radiator.

Bathroom

Modern suite comprising panel bath with shower and screen, pedestal wash handbasin, low level WC, fully tiled walls and flooring, airing cupboard housing hot water tank and central heating boiler, upvc double glazed window to front, heated towel rail.

EXTERIOR

Garage en bloc

Storage Cupboard

Two outside storage cupboards to rear of the block on the right hand side.

Viewing Information

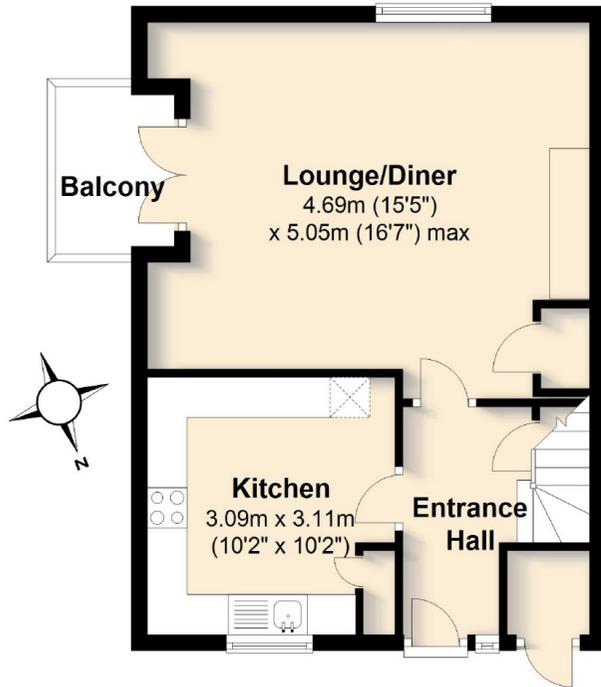
BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED

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.

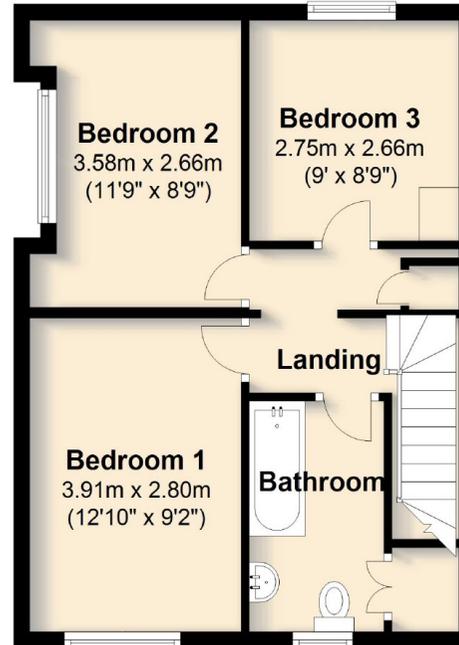
First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Second Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.7 sq. feet)

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

Energy Performance Certificate HM Government

20, Hughenden Road, ST. ALBANS, AL4 9QB

Dwelling type: Top-floor maisonette Reference number: 8087-6128-7570-6330-4922
 Date of assessment: 20 August 2013 Type of assessment: RdSAP existing dwelling
 Date of certificate: 22 August 2013 Total floor area: 87 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: £ 2,760

Over 3 years you could save £ 1,267

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|--------------------|-------------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 243 over 3 years | £ 182 over 3 years | |
| Heating | £ 1,989 over 3 years | £ 681 over 3 years | You could save £ 1,267 over 3 years |
| Hot Water | £ 528 over 3 years | £ 332 over 3 years | |
| Totals | £ 2,760 | £ 1,474 | |

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 coolers, and electricity generated by micro-generation.

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.

| Top actions you can take to save money and make your home more efficient | | | |
|--|-----------------|------------------------------|---------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 234 | ✓ |
| 2 Cavity wall insulation | £500 - £1,500 | £ 642 | ✓ |
| 3 Low energy lighting for all fixed outlets | £20 | £ 68 | |

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

Page 1 of 4

Tel: 01727 856999
 5 The Quadrant
 Marshalswick
 St Albans
 Herts
 AL4 9RA
 Email:

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.

