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Sleapcross Gardens, Smallford, St Albans, AL4 0RX

Price £635,000



Sleapcross Gardens, Smallford, St Albans, AL4 0RX

An attractive and much extended five bedroom semi-detached family home providing good size rooms. The property is on a large mature plot and internally is designed with families in mind to include entrance hall, downstairs shower room, family room, lounge, dining room, conservatory, kitchen and on the first floor there are four double bedrooms, single bedroom and a family bathroom.

A particular feature of the property is the generous sized rear garden which is in excess of 100ft and is well stocked with a variety of mature trees shrubs and flower borders. To the front of the property is a driveway with ample parking for four cars and a further driveway leading to the garage.

Sleapcross Gardens is a small cul-de-sac location in the popular village of Smallford and located to the East side of St Albans offering ease of access to the motorway network, St Albans City centre and Hatfield which both offer mainline train services to London.



ACCOMMODATION

Porch

Composite front door and upvc side panel to entrance porch with further upvc double glazed windows to the front and side. Glazed door and side panel leading to entrance hall.

Entrance Hall

Stairs rising to the first floor.

Family Room 13'9 x 11'11 (4.19m x 3.63m)

Upvc double glazed window to the front, double radiator.

Family Room 21'10 x 11'8 (6.65m x 3.56m)

Upvc bay window to the front, Adams style fireplace, double and single radiators, opening into the dining room.

Dining Room 17'x 10'9 (5.18m x 3.28m)

Laminate flooring, sliding patio doors to the conservatory, opening to inner hallway.

Conservatory 16'2 x 9'2 (4.93m x 2.79m)

Brick and upvc construction with door to the rear garden, tiled floor with underfloor heating.

Inner Hallway

Radiator, door to cloaks storage cupboard, further doorway in to the hallway and door to the shower room.

Shower Room

Fully tiled shower cubicle, low level wc, pedestal wash hand basin and tiled flooring with underfloor heating.

Kitchen 11'10 x 11'6 (3.61m x 3.51m)

Range of floor standing and wall mounted units with roll edge work surfaces, single drainer stainless steel double bowl sink unit with mixer tap, built in electric double oven, halogen hob, extractor over, built in fridge and freezer, plumbing for automatic washing machine plumbing for dishwasher, tiled splash backs, tiled flooring with underfloor heating, upvc window over looking the rear garden, doorway leading to rear lobby .

Lobby

Tiled flooring, door to walk in storage cupboard also housing central heating boiler.

FIRST FLOOR

Landing

Access to loft space.

Bedroom One 14'4 x 11'10 (4.37m x 3.61m)

Range of fitted bedroom furniture to include wardrobes and dressing table, inset wash hand basin with mixer tap, upvc double glazed bay window to the front, radiator.

Bedroom Two 13'1 x 11'10 (3.99m x 3.61m)

Fitted range of bedroom furniture to include wardrobe and chest of drawers and inset wash hand basin, upvc window to the rear, radiator.



Bedroom Three 12'9 x 10'8 (3.89m x 3.25m)

Upvc bay window to the front, double radiator.

Bedroom Four 11'7 x 10'11 (3.53m x 3.33m)

Wash hand basin with tiled splash back, radiator, upvc window to the rear, radiator.

Bedroom Five 6'11 x 6'11 (2.11m x 2.11m)

Upvc double glazed window to the front, radiator.

Bathroom

Suite comprising panelled bath with shower and screen and mixer tap, pedestal wash hand basin with mixer tap, low level wc, fully tiled walls, heated towel rail, upvc window to the rear, porcelain flooring with underfloor heating.

EXTERIOR

Front Garden

Wrought iron gate and brick wall leading to the driveway with parking for four cars. The remainder of the front garden is laid to lawn with shrubs and bushes, leading to side driveway with further parking leading to garage.

Garage

Up and over door, power and light.

Rear Garden

In excess of 100ft being laid to lawn with shrubs and bushes, shed, ornamental flower beds.

Viewing Information

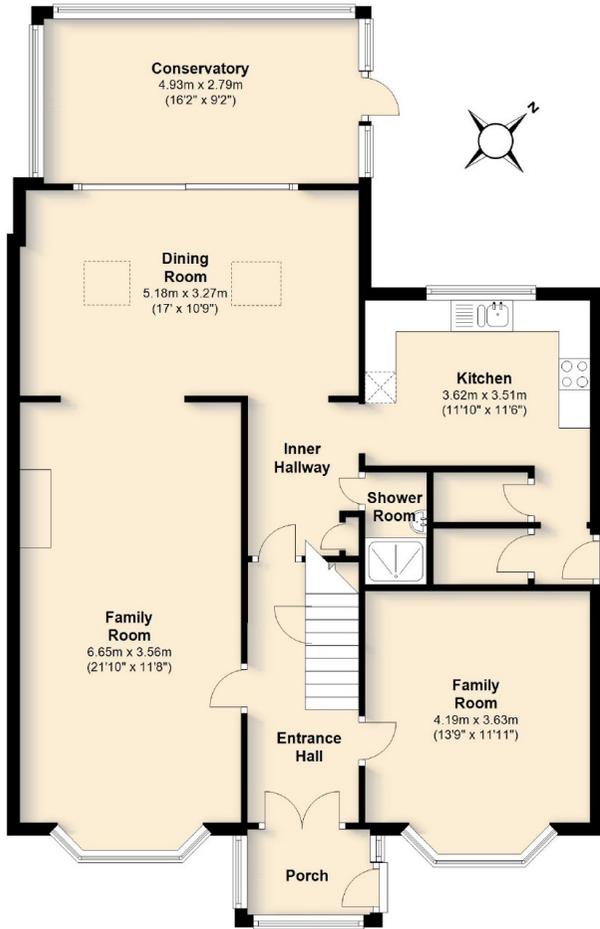
BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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. 103.5 sq. metres (1114.0 sq. feet)



First Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



Total area: approx. 171.6 sq. metres (1847.0 sq. feet)

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

Energy Performance Certificate



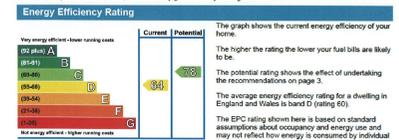
14, Sleepcross Gardens, Smallford, ST. ALBANS, AL4 9RX
 Dwelling type: Semi-detached house Reference number: 0057-2812-7443-0003-3125
 Date of assessment: 03 April 2017 Type of assessment: RDSAP existing dwelling
 Date of certificate: 03 April 2017 Total floor area: 164 m²

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:	£ 4,110
Over 3 years you could save	£ 888

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 285 over 3 years	
Heating	£ 3,268 over 3 years	£ 2,625 over 3 years	You could save £ 888 over 3 years
Hot Water	£ 442 over 3 years	£ 342 over 3 years	
Totals	£ 4,110	£ 3,222	

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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 Internal or external wall insulation	£4,000 - £14,000	£ 482	✓
2 Floor insulation (solid floor)	£4,000 - £5,000	£ 156	✓
3 Low energy lighting for all fixed outlets	£65	£ 117	✓

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

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