



Oakwood Drive, St Albans, AL4 0XD

Price £700,000



Oakwood Drive, St Albans, AL4 0XD

A much extended four bedroom semi-detached family home located in a sought after area close to Beaumont School. Having been extended to both the ground and first floors and offering a mature rear garden. Externally the property benefits from a driveway providing off street parking for two cars. Additionally there is a shared driveway leading to a detached garage at the rear.

Oakwood Drive is conveniently located close to highly regarded schools to include Oakwood Primary and Beaumont secondary schools. The mainline station with regular trains into London St Pancras is approximately 1.2 miles away. There are a good selection of day to day shopping facilities close by at both the Quadrant shopping parade and along Hatfield Road.



ACCOMMODATION

Entrance

Aluminium double glazed front door to entrance porch.

Entrance Porch

Two port hole windows, door opening to entrance hall.

Entrance Hall

Stairs off to first floor with cupboard under housing water softener. Patterned glass panelled doors to lounge and kitchen.

Living Room 19'7 x 10'11 (5.97m x 3.33m)

Aluminium double glazed window to front, brick fireplace with gas coal effect fire, laminate flooring, double radiator, half glazed double doors to dining room.

Dining Room 11' x 10'11 (3.35m x 3.33m)

Double radiator, archway to kitchen, UPVC door to conservatory.

Conservatory 12' x 10'2 (3.66m x 3.10m)

UPVC construction with french doors to garden, under floor heating.

Kitchen/breakfast room 15'11 x 8'11 (4.85m x 2.72m)

Fully fitted kitchen comprising wall mounted and floor standing units with granite work surfaces and up stands, inset Belfast sink, five ring Rangemaster with glass splash back and stainless steel canopy, built in fridge freezer and dishwasher, two aluminium double glazed windows to side, space for a table and door to the rear porch.

Rear Porch

UPVC double glazed door to the rear garden, radiator and door to the cloakroom/utility room.

Cloakroom/Utility Room

Low level wc, wash hand basin with tiled splash back, plumbing for automatic washing machine, radiator, aluminium double glazed window to the rear.

FIRST FLOOR

Landing

Stairs rise and turn from the hallway, aluminium double glazed window to the side. The landing has a further aluminium double glazed window to the front, built in cupboards over the stair bulkhead, airing cupboard housing hot water tank, access to loft space, radiator.

Bedroom One 11' 9 x 10'11 (3.35m 0.23m x 3.33m)

Aluminium double glazed bay window to front, radiator.



Bedroom Two 13'1 x 8'7 (3.99m x 2.62m)

Aluminium double glazed window to rear, radiator, laminate flooring.

Bedroom Three 9'1 x 8'11 (2.77m x 2.72m)

Aluminium double glazed window to the side, double radiator.

Bedroom Four 8'11 x 7'3 (2.72m x 2.21m)

Aluminium double glazed window to rear, walk in cupboard, laminate flooring, double radiator.

Study/ Dressing Room 8'5 x 5'7 (2.57m x 1.70m)

Currently used as a study.

Bathroom

White suite comprising panelled bath with shower and screen, low level wc, wash hand basin, fully tiled walls, heated towel rail mosaic tiled flooring, aluminium double glazed window to side.

EXTERIOR

Front Garden

Block paved front garden with parking for two cars,

small area of shrubs and bushes, shared drive at the side leading to detached garage with power and light, side gate leading to the rear garden.

Rear Garden

Fully enclosed with block paved patio, laid to lawn, range of shrubs and bushes, shed with power and light, summerhouse at the bottom of garden subject to separate negotiation.

Garage 15'4 x 7' 11 (4.67m x 2.13m 0.28m)

Detached garage with light and power.

Viewing Information

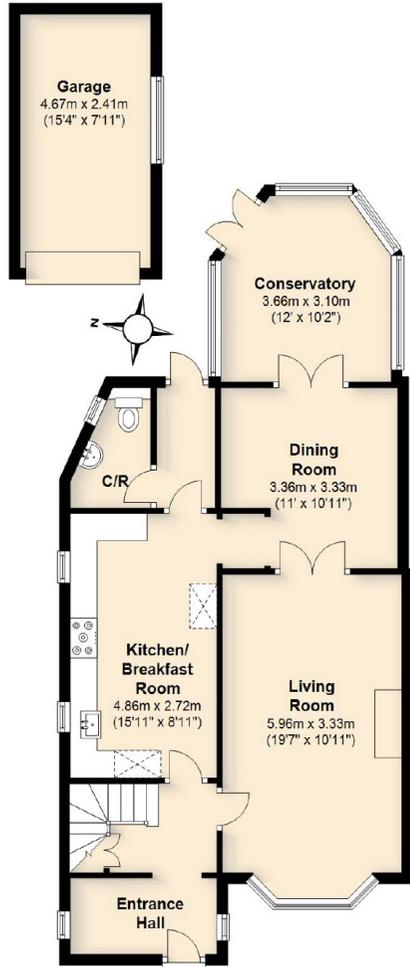
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.

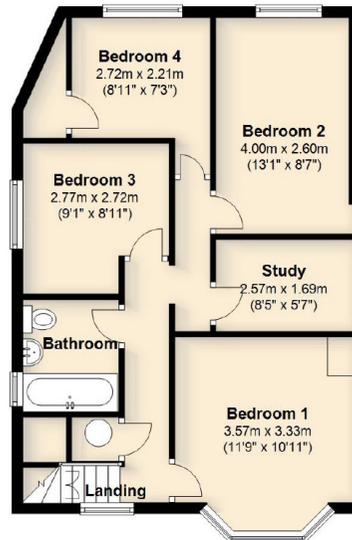
Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.5 sq. feet)



Total area: approx. 121.7 sq. metres (1310.1 sq. feet)

Not to Scale. For identification purposes only. Garage not included in Square footage.
Plan produced using PlanUp.

Energy Performance Certificate

40, Oakwood Drive, ST. ALBANS, AL4 0XD

Dwelling type: Semi-detached house
Date of assessment: 03 November 2016
Date of certificate: 04 November 2016

Reference number: 8594-6274-1829-4507-5963
Type of assessment: RUSAP, existing dwelling
Total floor area: 115 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:		£ 3,909
Over 3 years you could save		£ 1,092

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 231 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 1,092 over 3 years </div>
Heating	£ 3,020 over 3 years	£ 2,310 over 3 years	
Hot Water	£ 471 over 3 years	£ 267 over 3 years	
Total	£ 3,909	£ 2,817	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Net energy efficient - lower heating costs (90 plus) A (81-89) B (69-80) C (55-68) D (45-54) E (35-44) F (25-34) G Net energy efficient - higher heating costs	Current D 57	Potential B 77	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).
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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	£ 128	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 618	✔
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 99	✔

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may show you how to make your home warmer and cheaper to run at no up-front cost.

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