



Runcie Close, St Albans, AL4 9AX

Price £725,000



Runcie Close, St Albans, AL4 9AX

A very well presented four bedroom semi-detached home in close proximity to the excellent local schooling. This deceptively large house benefits from a large lounge, dining room, garden room, utility room, integral garage, kitchen and a downstairs cloakroom on the ground floor. Upstairs there are four good size bedrooms and a modern family bathroom.

Runcie Close is conveniently located close to many highly regarded schools and only a short walk to the Quadrant parade of shops where there is a variety of shopping and take away facilities. The main city centre with its wider range of shopping and leisure facilities is only a short drive away.



ACCOMMODATION

Front Door

Leading to:

Entrance Hall

Solid oak flooring, coving to ceiling, radiator, doors to lounge, cloakroom and kitchen, under stairs cupboard, stairs leading to first floor.

Kitchen/Breakfast Room 15'4 x 8'8 (4.67m x 2.64m)

Wall and base units, with roll top work surfaces, tiled splash backs, oven and gas hob with extractor hood over, space for dishwasher, coving to ceiling, radiator, tiled flooring, double glazed window to front.

Utility Room 8'2 x 7'9 (2.49m x 2.36m)

Plumbing for washing machine, space for tumble dryer space for fridge/freezer, doors to integral garage and dining room.

Dining Room 8'3 x 12'11 (2.51m x 3.94m)

Coving to ceiling, radiator, patio doors leading to garden room, door leading to lounge.

Garden Room 8'5 x 12'1 (2.57m x 3.68m)

Tiled flooring, conservatory roof, double glazed windows to surround.

Lounge 15'7 x 23'0 (4.75m x 7.01m)

Wood burning feature fireplace, coving to ceiling, spotlights, radiator, double glazed bay window to rear.

WC

Low level WC, wall mounted hand basin, tiled splash backs, extractor fan, tiled flooring.

FIRST FLOOR

Landing

Access to loft, double glazed window to side, doors to bedrooms and bathroom.



Bedroom One 8'6 x 12'4 (2.59m x 3.76m)
Double glazed bay window to rear, built in wardrobes, radiator.

Bedroom Two 12'5 x 7'11 (3.78m x 2.41m)
Double glazed window to front, storage cupboard, radiator.

Bedroom Three 12'6 x 8'2 (3.81m x 2.49m)
Double glazed window to rear, coving to ceiling, radiator.

Bedroom Four 6'10 x 12'5 (2.08m x 3.78m)
Double glazed window to rear, coving to ceiling, radiator.

Bathroom 7'7 x 9'7 (2.31m x 2.92m)
Low level WC, panel bath with shower attachment, large walk-in shower, wash handbasin with vanity mirror, spotlights, tiled splash backs, ceramic tiled flooring, heating flooring, extractor fan, frosted double glazed window to front.

EXTERIOR

Front

Off street parking for one car, lawn area with plants and trees, hedge border.

Rear Garden

Patio area leading to lawn, rear access, shed, wood store, plants, trees and hedges to surround.

Viewing Information

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

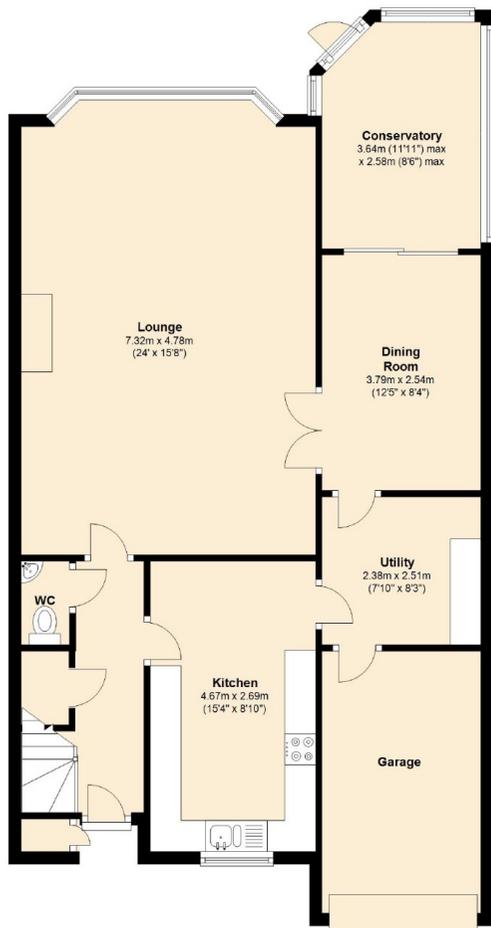
Environmental Impact Rating

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.

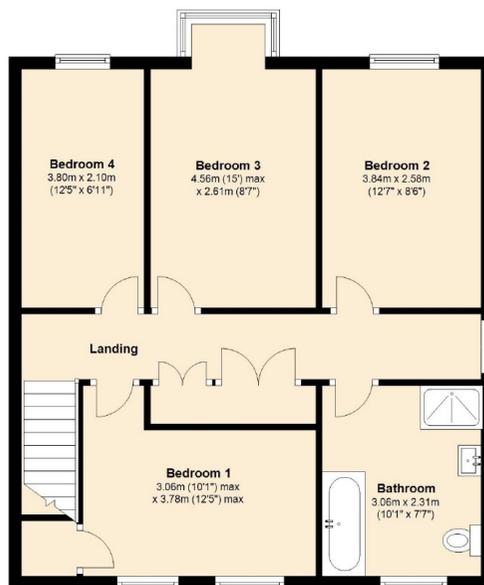




Ground Floor
Approx. 94.7 sq. metres (1018.9 sq. feet)



First Floor
Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 154.4 sq. metres (1662.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

Energy Performance Certificate

13, Avenue Close, ST ALBANS, Herts, AL1 1AW

Building name: 13, Avenue Close
Date of assessment: 11 May 2017
Type of assessment: Full
Date of completion: 11 May 2017
Inspector: Paul Bennett

1. Estimated energy costs of electricity for 1 year: £1,000
2. Total 1 year energy costs: £1,000

Energy use	Current rating	Potential rating
Heating	D	C
Hot water	D	C
Lighting	D	C
Walls	D	C
Floors	D	C
Roof	D	C
Windows	D	C
Doors	D	C
Walls	D	C
Floors	D	C
Roof	D	C
Windows	D	C
Doors	D	C

Estimated energy costs of this home

Energy use	Current rating	Potential rating
Heating	D	C
Hot water	D	C
Lighting	D	C
Walls	D	C
Floors	D	C
Roof	D	C
Windows	D	C
Doors	D	C

These figures are based on the energy performance of the property for heating, hot water, lighting, and power. They do not include the energy used by the property for other purposes, such as transport, air conditioning, and hot water heating.

Energy Performance Certificate (EPC) for 13, Avenue Close, St Albans, Herts, AL1 1AW. The property has a current energy efficiency rating of D and a potential energy efficiency rating of C. The EPC rating is based on the energy performance of the property for heating, hot water, lighting, and power. The EPC rating is based on the energy performance of the property for heating, hot water, lighting, and power. The EPC rating is based on the energy performance of the property for heating, hot water, lighting, and power.

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