



Trumpington Drive St. Albans AL1

£1,850 Per Month (Unfurnished) - 2016-10-08

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Trumpington Drive, St. Albans, AL1

£1,850 Per Month (Unfurnished)

Four Bedrooms, Two Reception, Fitted Kitchen, Downstairs Cloakroom, Family Bathroom, Ensuite to Master, Rear Garden, Off Street Parking, Available October.

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## Description

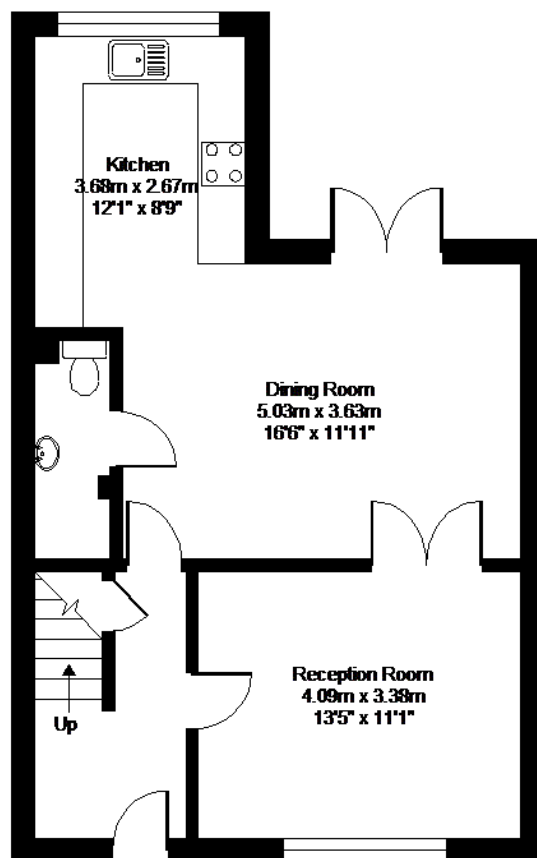
A beautifully presented four bedroom family home offering spacious accommodation arranged over three floors. To the ground floor there are two reception rooms, the dining room has doors opening onto the rear garden. The modern fitted kitchen is fully equipped and there is also a downstairs cloakroom. On the first floor there are three bedrooms and a family bathroom. The loft has been converted to a lovely master bedroom with en suite shower room.

## Outside

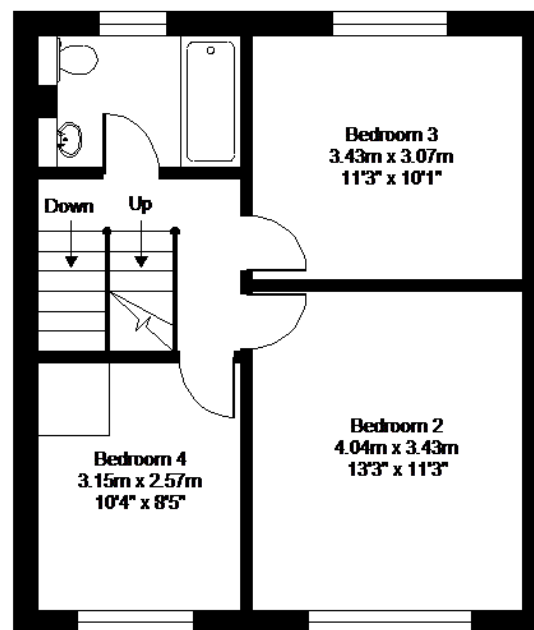
To the front of the property there is off street parking for two cars and to the rear a well maintained garden with a large patio area.



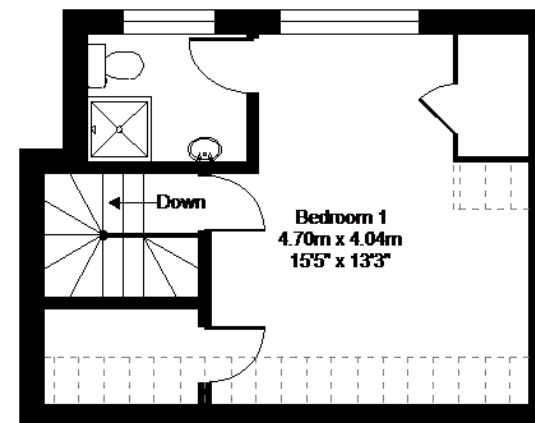
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(91-100) <b>A</b>			(92-100) <b>A</b>		
(81-90) <b>B</b>			(81-91) <b>B</b>		
(71-80) <b>C</b>			(70-80) <b>C</b>		
(61-70) <b>D</b>			(55-60) <b>D</b>		
(51-60) <b>E</b>			(39-54) <b>E</b>		
(41-50) <b>F</b>			(21-36) <b>F</b>		
(1-40) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
73		76	71		72
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Denotes restricted  
head height



## Trumpington Drive, St. Albans, AL1

**APPROX. GROSS INTERNAL FLOOR AREA 1316 SQ FT 122.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guide only and should not be relied on as a basis of valuation.

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For clarification, \_\_\_\_\_

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