Radlett Road Colney Street AL2

£3,500 Per Month - Available 29/10/2016

HAMPTONS INTERNATIONAL

Beyond your expectations

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A delightful four bedroom detached family home approached via a tree lined driveway in a secluded position set back off of the main road.

Four Bedrooms | Kitchen/Diner | Spacious Lounge | Study | Conservatory | Family Bathroom | Ensuite to Master | Downstairs W.C | Utility Room | Rear Garden | Outdoor Pool | Garage | Available October.

Description

This four bedroom detached property offers spacious living accommodation throughout. To the ground floor is a spacious entrance hall leading onto the kitchen/diner to the left and sitting room to the right. The spacious sitting room has a wood burning stove and wooden floors and leads onto the generous sized study. The kitchen diner is well equipped with ample storage, granite worktops, a larder and separate utility room and leads onto the conservatory. There is also a downstairs cloakroom. On the first floor there are four good sized bedrooms. The master bedroom is light and airy and enjoys an ensuite. There is also a separate shower room.

Situation

The property is accessed via a tree lined driveway and enjoys a secluded position set back off of the main road. The house is conveniently located for access to the M1 nad M25. Radlett station is approx 1.7 miles away and St Albans 3.8 miles.

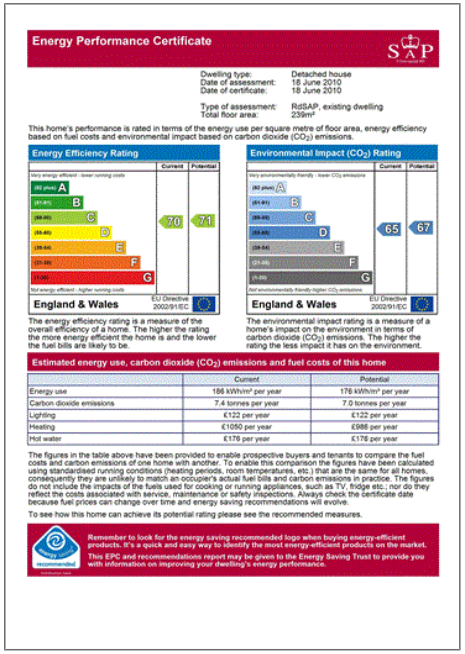
Furnishing

Unfurnished

Hamptons St. Albans Lettings
2 High Street
St Albans AL3 4EL
Tel: 01727 890780 - stalbanslettings@hamptons-int.com
www.hamptons.co.uk

Floorplan

Energy Performance Certificate (EPC)



Energy Performance Certificate

SAP

Dwelling type: Detached house
Date of assessment: 18 June 2010
Date of certificate: 18 June 2010

Type of assessment: RdSAP, existing dwelling
Total floor area: 239m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	70	71

England & Wales — EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO_2 emissions	65	67

England & Wales — EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	186 kWh/m² per year	176 kWh/m² per year
Carbon dioxide emissions	7.4 tonnes per year	7.0 tonnes per year
Lighting	£122 per year	£122 per year
Heating	£1050 per year	£986 per year
Hot water	£176 per year	£176 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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