



Wynches Farm Drive, St Albans, AL4 0XH

Guide price £850,000





## 56 Wynches Farm Drive, St Albans, AL4 0XH

Located at the end of a popular cul-de-sac is this impressive six bedroom detached family home that enjoys accommodation arranged over three floors.

Of particular note is the enviable open plan kitchen / dining room with a vaulted ceiling and double glazed double doors opening out onto the rear garden, a good size living room and a separate family room.

Upstairs on the first floor is a delightful master bedroom with an en-suite and on the second floor there are a further two bedrooms and another bathroom.

Wynches Farm Drive is conveniently located close to many highly regarded schools. The main city centre with its wide variety of shopping and leisure facilities is only a short drive away.



## ACCOMMODATION

### Entrance Hall

Panelled door to front, stairs rising to first floor, storage cupboard under, radiator, oak flooring.

### Family Room 11'10 x 8'10 (3.61m x 2.69m)

Double glazed Georgian style window to front, radiator, oak flooring.

### Cloakroom

Double glazed frosted style window to side, low level wc, wash handbasin, partly tiled walls and floor.

### Living Room 15'10 x 11'8 (4.83m x 3.56m)

Double glazed double doors to rear, double glazed windows to rear, two radiators, coved ceiling, oak flooring.

### Kitchen / Dining Room 24'4 x 12'8 max (7.42m x 3.86m max)

A truly impressive room that enjoys a sociable living space with double glazed double doors to rear and side, double glazed windows to rear, a comprehensive range of wall and base mounted units with granite work surfaces over, inset one and a half bowl single drainer sink unit with mixer tap, built in double oven that includes compact oven with microwave and induction hob, integrated fridge and dishwasher, Karndene flooring, water softener. A good sized island unit with granite top and a range of drawer units that include integrated bin, wood burning stove.

## FIRST FLOOR

### Landing

Stairs rising to second floor.

### Bedroom One 10'5 x 15'6 max (3.18m x 4.72m max)

Two double glazed windows to front, radiator, built in wardrobes.

### En-Suite

Double glazed Georgian style frosted window to front, radiator, double width tiled shower cubicle, vanity unit wash handbasin, low level wc, tiled walls and floor.

### Bedroom Two 13'8 x 8'10 (4.17m x 2.69m)

Double glazed window to rear, radiator under, built in wardrobe.

### Bedroom Three 10'5 max x 8'0 (3.18m max x 2.44m)

Double glazed window to rear, radiator under, built in wardrobe.





**Bedroom Six 9'10 x 6'10 (3.00m x 2.08m)**

Double glazed window to rear, single radiator.

**Bathroom**

Double glazed frosted window to side, white suite comprising of Carronite shaped panel bath with mixer tap and Grohe shower over, close coupled wc, wash handbasin, heated towel rail, porcelain wall and floor tiles.

**SECOND FLOOR****Landing**

Double glazed velux style window to front, wooden panelled doors to both bedrooms and bathroom.

**Bedroom Four 15'10 x 9'3 (4.83m x 2.82m)**

Double glazed window to rear, double glazed velux style window to front, eaves storage, double radiator.

**Bedroom Five 12'11 x 8'9 (3.94m x 2.67m)**

Double glazed velux style window to front, double glazed windows to rear, airing cupboard, double radiator, cupboard housing water cylinder.

**Bathroom**

Double glazed frosted window to rear, suite comprising low level wc, pedestal wash handbasin, Caroma bath with mixer tap, partly tiled walls.

**EXTERIOR****Garage 16'9 x 8'8 (5.11m x 2.64m)**

An integral garage with electric roller door, plumbing for washing machine.

**Front Garden**

Lawn area with shrub beds, off road parking.

**Rear Garden**

Patio area, mainly laid to lawn, flower and shrub beds, gated side access, outside tap, further patio to rear.

**Viewing Information**

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

**Environmental Impact Rating**

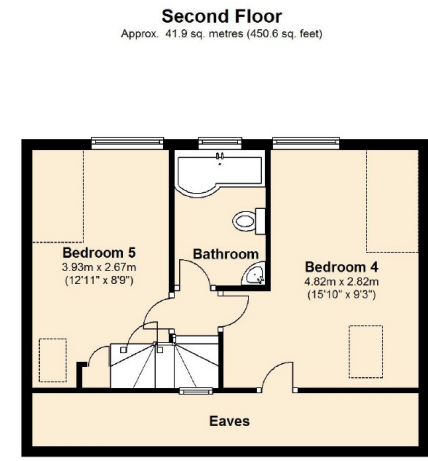
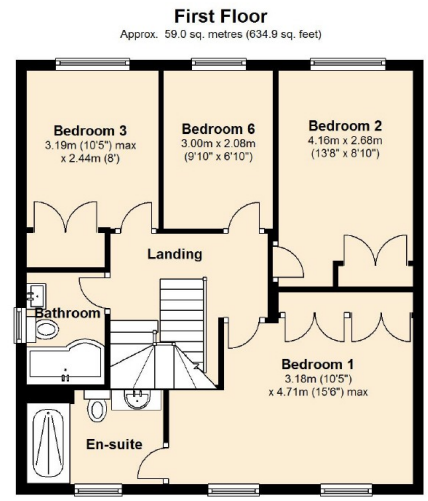
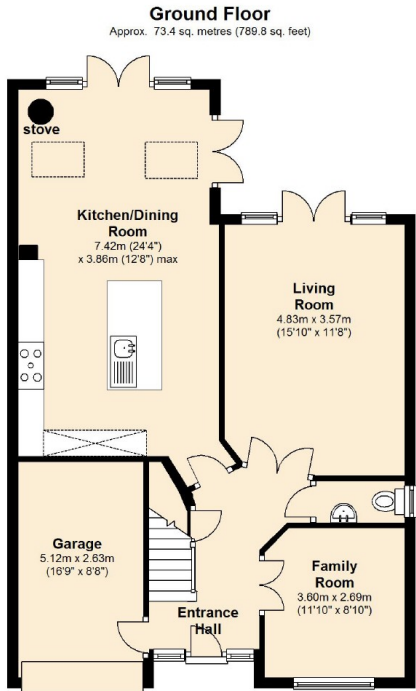
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.











Total area: approx. 174.2 sq. metres (1875.3 sq. feet)

**Energy Performance Certificate**

56, Wynchins Farm Drive, ST. ALBANS, AL4 0XH

Dwelling type: Detached house  
Date of assessment: 11 March 2016  
Date of certificate: 11 March 2016

Reference number: 0841-2830-7876-9296-7271  
Type of assessment: RDSAP, existing dwelling  
Total floor area: 156 m<sup>2</sup>

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 improved measures

**Estimated energy costs of dwelling for 3 years:**  
Over 3 years you could save **£ 648**

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings                 |
| Lighting                            | £ 444 over 3 years   | £ 255 over 3 years   |  |
| Heating                             | £ 2,499 over 3 years | £ 2,304 over 3 years |  |
| Hot Water                           | £ 510 over 3 years   | £ 246 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 3,453</b>       | <b>£ 2,805</b>       | <b>You could save £ 648 over 3 years</b> |

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 re-generation.

**Energy Efficiency Rating**

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/uk/energy](http://www.direct.gov.uk/uk/energy) or call 0300 423 1234 (standard national rate). The Green Deal may allow you to finance your home warmer and cheaper to run at no up-front cost.

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