



Chiltern Road, St Albans, AL4 9TE

Available 13th March 2023

A very well presented three bedroom terraced house in close proximity of the local outstanding schools.

This property benefits from a large open plan lounge/diner/family room and a kitchen on the ground floor.

Upstairs there are three very good sized bedrooms and a family bathroom. Externally this house has off road parking to the front and a lovely rear garden with rear access to Jersey Lane.

Chiltern Road is conveniently located close to many highly regarded schools including Sandringham and Wheatfields.

The Quadrant shopping parade is within walking distance whilst the main city centre with its wider range of shopping and leisure facilities and the station with trains into London St Pancras is only a short drive away.



ACCOMMODATION

Entrance

Front door leading to entrance hall.

Entrance Hall

Opens up to lounge, stairs leading to landing, radiator.

Lounge

Double glazed window to front, radiator with cover, feature fireplace, cupboard under stairs, opens up to dining/family room.

Dining / Family Room

Opening to kitchen, laminate flooring, radiator, double glazed sliding patio doors to garden, double glazed window to rear, three Velux windows.

Kitchen

Laminate flooring, roll top work surfaces with wall and base units, splash back tiling, built-in electric oven and induction hobs with extractor hood, stainless steel sink with mixer taps, freestanding fridge freezer, space and plumbing for washing machine, spotlights.

FIRST FLOOR

Landing

Doors to bedrooms one, two, three and family bathroom, access to loft hatch.

Bedroom One

Double glazed window to front, radiator, storage cupboard.

Bedroom Two

Double glazed window to rear, radiator, storage cupboard.

Bedroom Three

Double glazed window to front, radiator, storage cupboard.

Bathroom

Lino flooring, splash back tiles throughout, low level wc, pedestal hand basin with mixer taps, side panel bath with shower attachment and shower screen, heated towel rail, double glazed frosted window to rear.



EXTERIOR

Front

Parking, stairs leading to front door.

Rear Garden

Mainly laid to lawn, gate leading to Jersey Lane.

PROPERTY INFORMATION

Council Tax Band: E

Holding Deposit: £438.46

Security Deposit: £2,192.31

Tenant Guidelines

If you would like to rent this property we require our reservation form, ID, holding deposit form and one weeks rent as a holding deposit, which will contribute to your first month's rent. If you require further information, please call 01727 898155 or visit our website bradfordandhowley.com.

Viewing Information

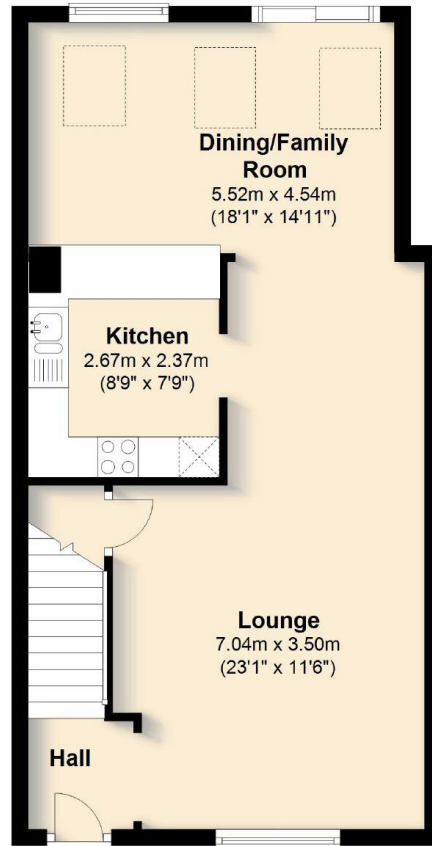
BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED

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. 48.1 sq. metres (517.3 sq. feet)



Dining/Family Room

5.52m x 4.54m
(18'1" x 14'11")

Kitchen

2.67m x 2.37m
(8'9" x 7'9")

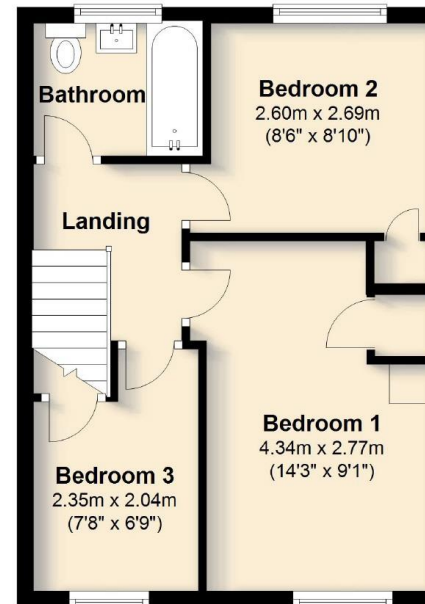
Lounge

7.04m x 3.50m
(23'1" x 11'6")

Hall

First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Bathroom

Bedroom 2

2.60m x 2.69m
(8'6" x 8'10")

Landing

Bedroom 1

4.34m x 2.77m
(14'3" x 9'1")

Bedroom 3

2.35m x 2.04m
(7'8" x 6'9")

Total area: approx. 81.7 sq. metres (879.9 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
A	86
B	70
C	
D	
E	
F	
G	
For energy efficient - higher ranking costs For energy efficient - higher ranking costs England & Wales	