



SAUNCEY AVENUE, HARPENDEN,
HERTFORDSHIRE, AL5 4QF

£3,995 per month Unfurnished

5 double bedrooms • 3 reception rooms • Kitchen/breakfast room • Utility room • 3 bathrooms (2 en suite) • Guest cloakroom • Large gardens • Double garage and OSP • Administration charges apply • Available 17/07/2013 • EPC Rating = C. Council Tax = G

Situation

In a much sought after central location close to excellent infant, junior and secondary school and within easy walking distance of Harpenden town centre and station with direct services to St Pancras International.

Description

A spacious 5 double bedroom detached family home offered in excellent condition throughout ideally located within walking distance of all local amenities.

Local Authority

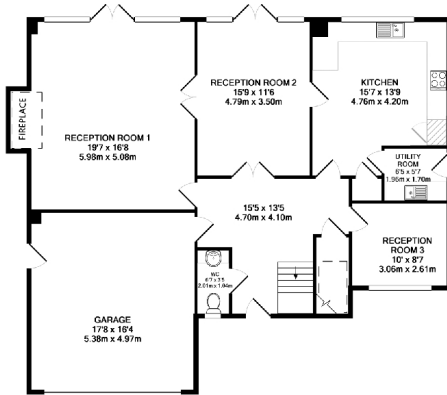
St. Albans City & District Council

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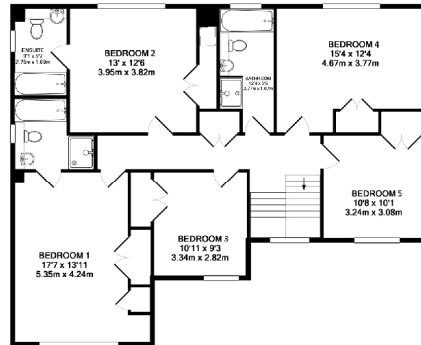
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22A Sauncey Avenue, Harpenden, Hertfordshire, AL5 4QF



GROUND FLOOR
APPROX. FLOOR
AREA 190.30 SQ. FT.
(175.7 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 114.50 SQ. FT.
(106.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 2495 SQ. FT. (231.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate



22a, Sauncey Avenue, HARPENDEN, AL5 4QF

Dwelling type: Detached house
Date of assessment: 12 May 2012
Date of certificate: 12 May 2012

Reference number: 9328-4011-6265-9782-3660
Type of assessment: RdSAP, existing dwelling
Total floor area: 214 m²

Use this document to:

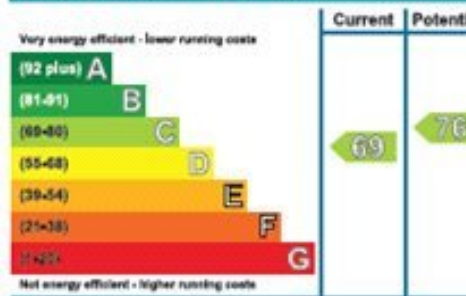
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,792
Over 3 years you could save	£318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£495 over 3 years	£249 over 3 years	
Heating	£2,931 over 3 years	£2,997 over 3 years	
Hot Water	£366 over 3 years	£228 over 3 years	
Totals	£3,792	£3,474	

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 microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£190	£195	
2 Solar water heating	£4,000 - £6,000	£123	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£681	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.