







This impressive **SPACIOUS, DETACHED MODERN** home spans over 1400 sq feet. Located within a **POPULAR RESIDENTIAL AREA** of Bricket Wood. Just a short distance from **FANTASTIC TRANSPORT LINKS**, handy local amenities, and **REPUTABLE LOCAL SCHOOLS**. With **AMPLE PARKING** on the **LARGE DRIVEWAY** and **LOVELY LAWNED GARDEN**.

**Guide Price: £700,000**

The accommodation includes a new fitted and spacious kitchen/diner, lounge, four to five generously sized bedrooms, utility room and cloakroom. There is parking to the front and a good size, secluded rear garden.

EPC Rating: E 54

Council Tax Band: F









Entrance Hall

Living Room 4.55m x 3.61m (14'11" x 11'10").

Kitchen / Diner 6.80m x 3.09m (22'4" x 10'2").

Cloakroom

Bedroom 5 3.78m x 2.36m (12'5" x 7'9").

Bedroom 1 4.89m x 3.84m (16'1" x 12'7").

Bedroom 2 3.72m x 3.03m (12'2" x 9'11").

Bedroom 3 3.84m x 2.36m (12'7" x 7'9").

Bedroom 4 3.01m x 2.05m (9'11" x 6'9").

Bathroom

Garden

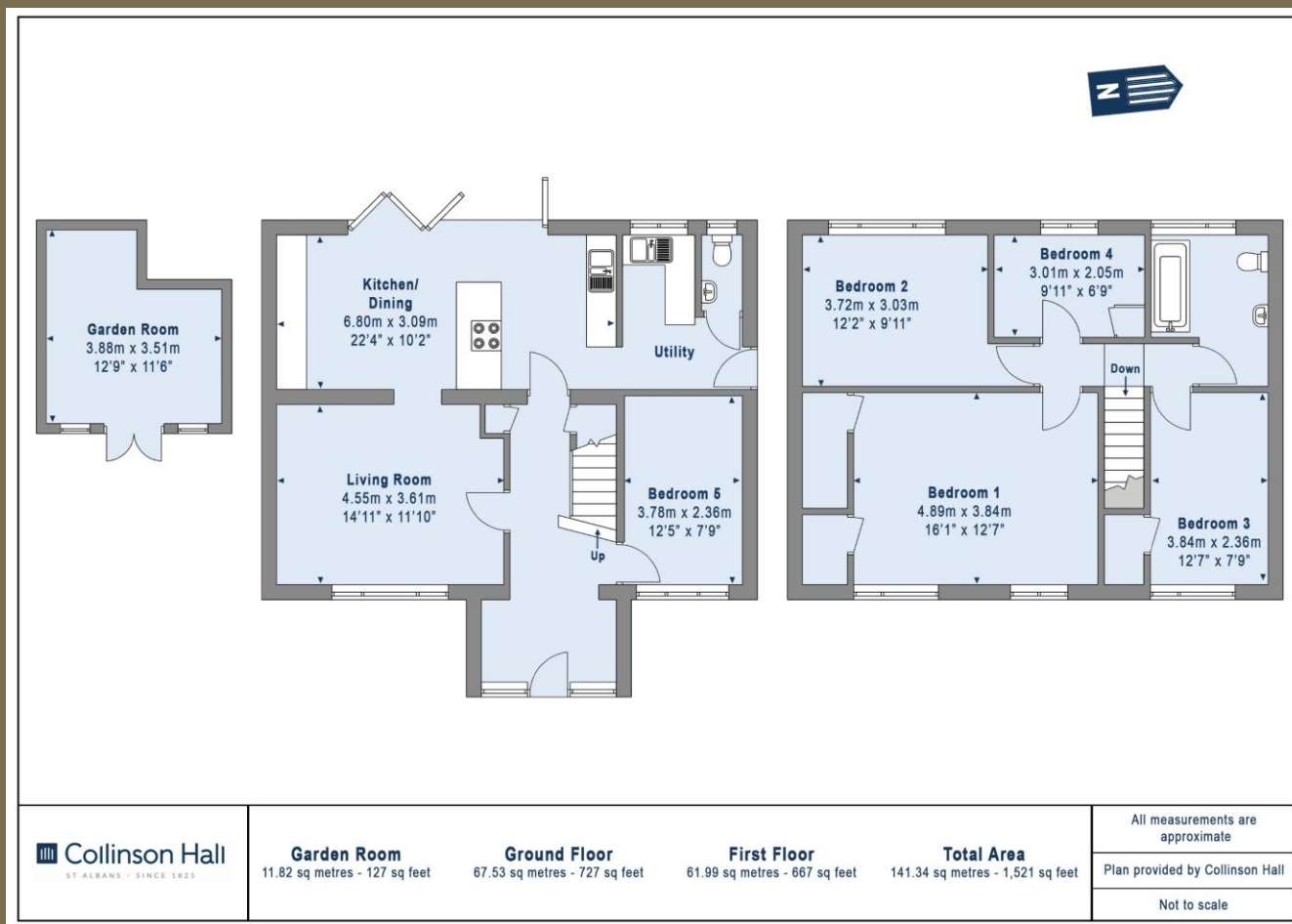
Garden Room 3.88m x 3.51m (12'9" x 11'6").











#### PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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