





**A STYLISH and SPACIOUS DETACHED family home, BOASTING OVER 1750 SQFT of accommodation, located in this QUIET CLOSE in the centre of BRICKET WOOD village being well served by its local amenities and popular schools.**

**Guide Price: £1,000,000**

The home is arranged to offer flexible and generous, open-plan living accommodation, comprising an entrance hall leading to the formal living room and fourth bedroom, a guest bathroom suite, a superb kitchen/diner with a modern finish, integrated appliances, and bi-folding doors that open out to the home's garden. On the first floor, there are three further well-proportioned bedrooms and bathroom, with the main bedroom benefitting from an ensuite bathroom. There is also ample storage space throughout. Externally, there is a low maintenance private garden, whilst to the front parking, for several cars on the driveway.

EPC Rating: C 77  
Council Tax Band: E





Entrance Hall

Living Room 6.82m x 4.50m (22'5" x 14'9").

Kitchen/Diner 8.68m x 3.72m (28'6" x 12'2").

Office/Bedroom 4 3.33m x 2.95m (10'11" x 9'8").

Bathroom

Bedroom 1 6.17m x 3.89m (20'3" x 12'9").

Ensuite Shower Room

Bedroom 2 6.17m x 3.61m (20'3" x 11'10").

Bathroom

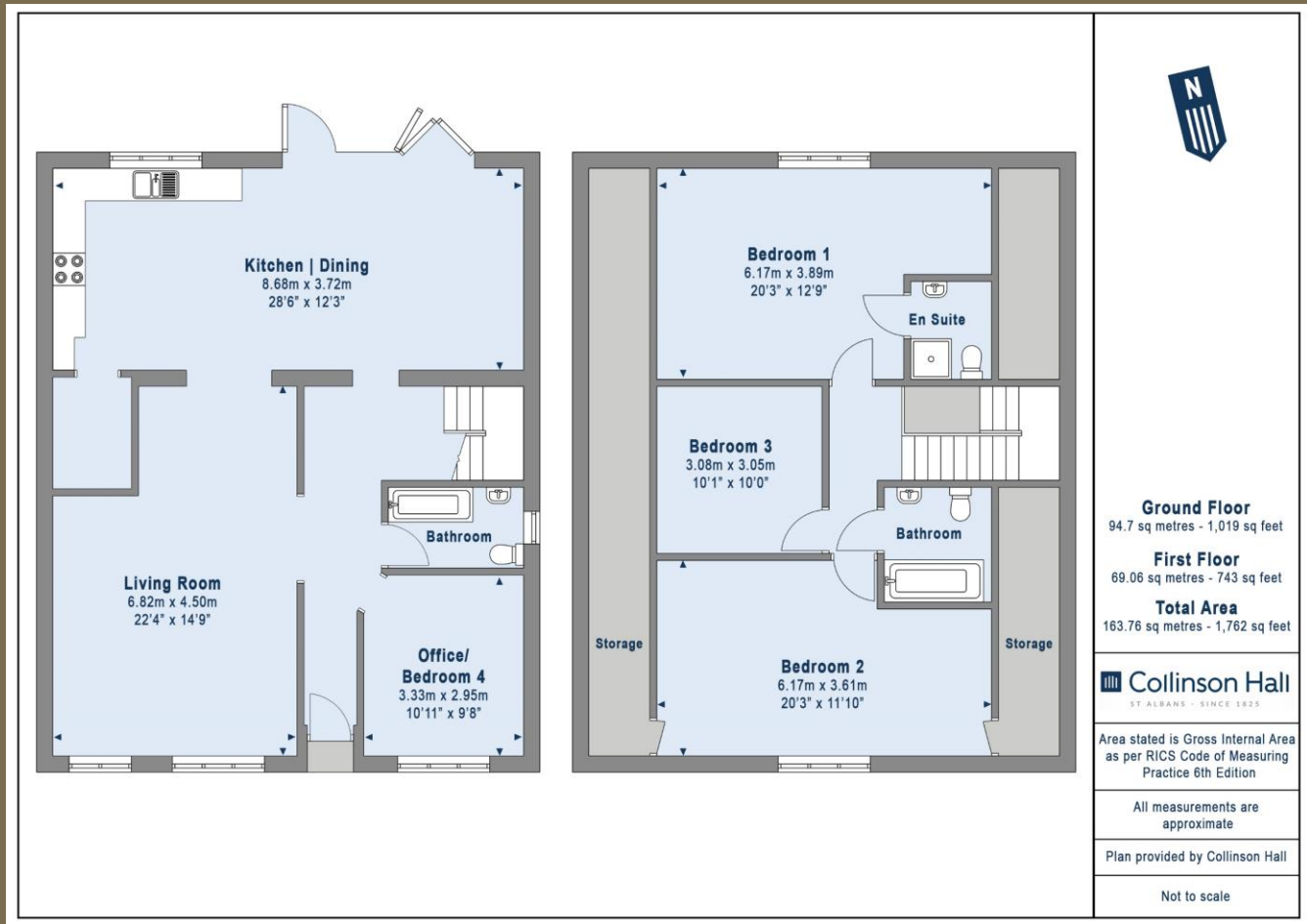
Bedroom 3 3.08m x 3.05m (10'1" x 10').

Bathroom

Garden







**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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk