





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £540,000. A spacious and well-presented THREE BEDROOM DETACHED family home situated on a corner plot within a PRIVATE CUL-DE-SAC in the popular village of Bricket Wood. The property is well positioned to take advantage of EXCELLENT AMENITIES transport links and reputable local schools.

Asking Price: £540,000

The accommodation comprises an entrance hall, guest cloakroom, spacious living room with impressive dual aspect feature fireplace, kitchen/breakfast room, dining/family room, and utility area. On the first floor the principal bedroom benefits from a dressing room and Jack and Jill shower room. There are two further bedrooms and bathroom. The second floor leads to a spacious loft room and ensuite shower room. The property also benefits from a self-contained annex comprising a spacious bedroom, living/kitchen area and ensuite shower room. Outside, the property benefits from a driveway providing off road parking with side access to a low maintenance rear garden.

EPC Rating: C 72
Council Tax Band: E

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.





Entrance Hall

Cloakroom

Lounge 4.70m x 5.00m (15'5" x 16'5").

Kitchen/Breakfast Room 4.70m x 2.87m (15'5" x 9'5").

Lean To 3.51m x 1.03m (11'6" x 3'5").

Dining/Family Room 3.59m x 8.32m (11'9" x 27'4").

Annex 5.08m x 3.86m (16'8" x 12'8").

Bedroom 4.23m x 2.67m (13'11" x 8'9").

Ensuite Bathroom

Lean To 2.27m x 4.43m (7'5" x 14'6").

Bedroom 1 2.72m x 3.11m (8'11" x 10'2").

Dressing Room 4.57m x 2.72m (15' x 8'11").

Bedroom 2 2.68m x 3.29m (8'10" x 10'10").

Jack and Jill Ensuite

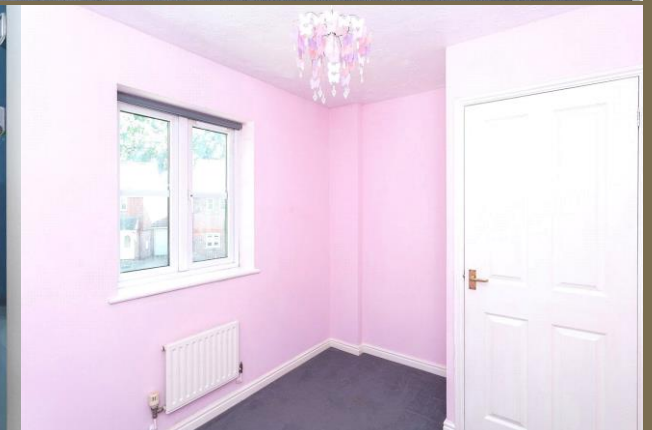
Bedroom 3 2.26m x 2.95m (7'5" x 9'8").

Bathroom

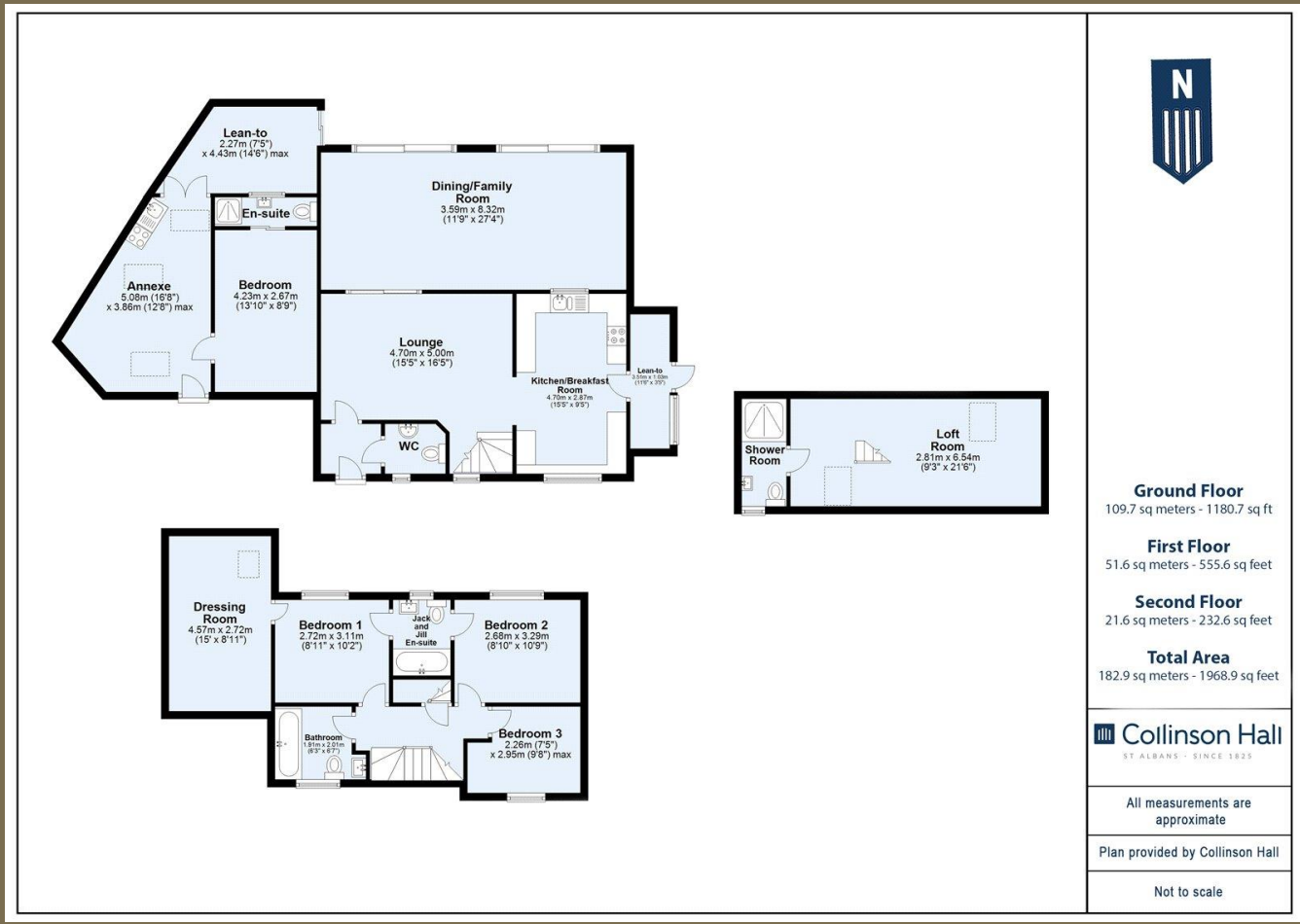
Loft Room 2.81m x 6.54m (9'3" x 21'5").

Shower Room

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.



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