



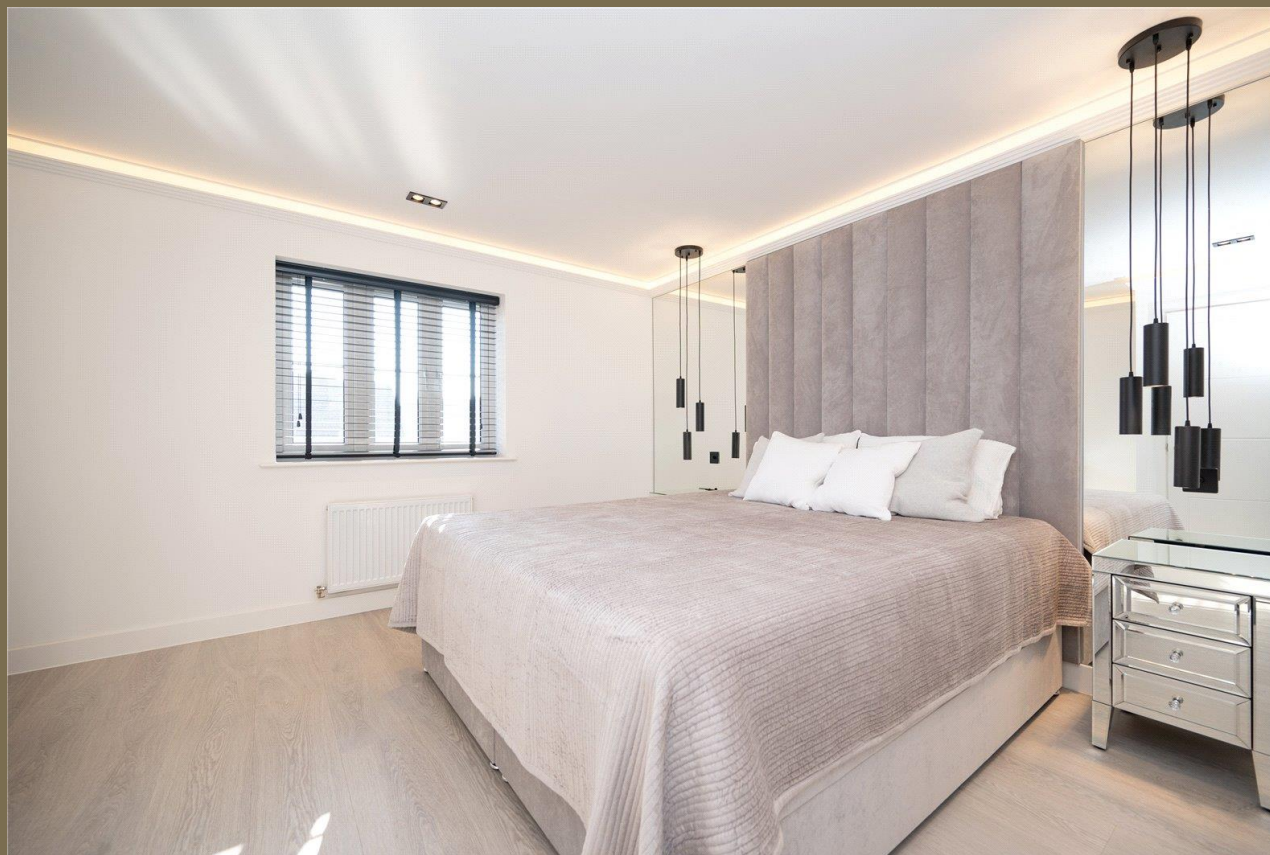


A strikingly modern FOUR BEDROOM DETACHED home built in 2021 by Messrs Linden Homes and located on a PICTURESQUE development with many open GREEN SPACES, walks and nature pond attracting much wildlife. This EXCLUSIVE DEVELOPMENT is conveniently positioned for easy access to major road connections including the M25 and M1 and Bricket Wood is served by a useful collection of local shops within a short drive.

Guide Price: £900,000

This modern family home offers four generous bedrooms with en-suite to the principle bedroom, a family bathroom, and an extensive, boarded loft void with excellent potential for conversion subject to the usual consents. Downstairs there is a spacious hallway with a cloakroom, generous lounge, and a stunning kitchen diner. The property also benefits from a good size rear garden, tandem length garage with internal access from the main house and an ample driveway. Offered with no upper chain an internal viewing is highly recommended to appreciate the upgrades the current seller has added.

EPC Rating: B 84
Council Tax Band: G





Entrance Hall

Living Room 4.45m x 3.95m (14'7" x 13').

Kitchen/Dining Room 5.81m x 3.67m (19'1" x 12').

Cloakroom

Bedroom 1 4.07m x 3.96m (13'4" x 13').

Bedroom 2 3.79m x 3.12m (12'5" x 10'3").

Ensuite Shower Room

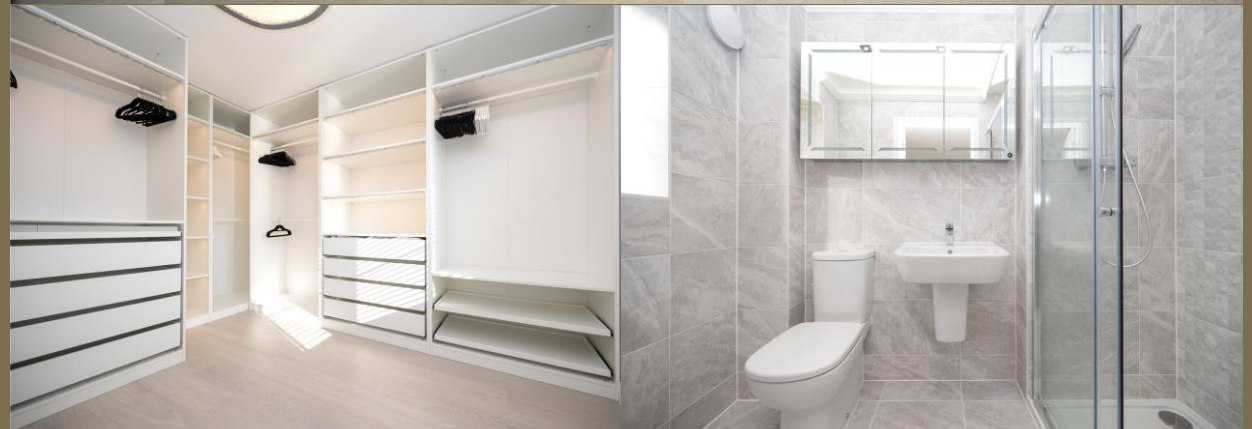
Bedroom 3 3.61m x 3.05m (11'10" x 10').

Walk-In-Wardrobe/Bedroom 4 3.75m x 3.19m (12'4" x 10'6").

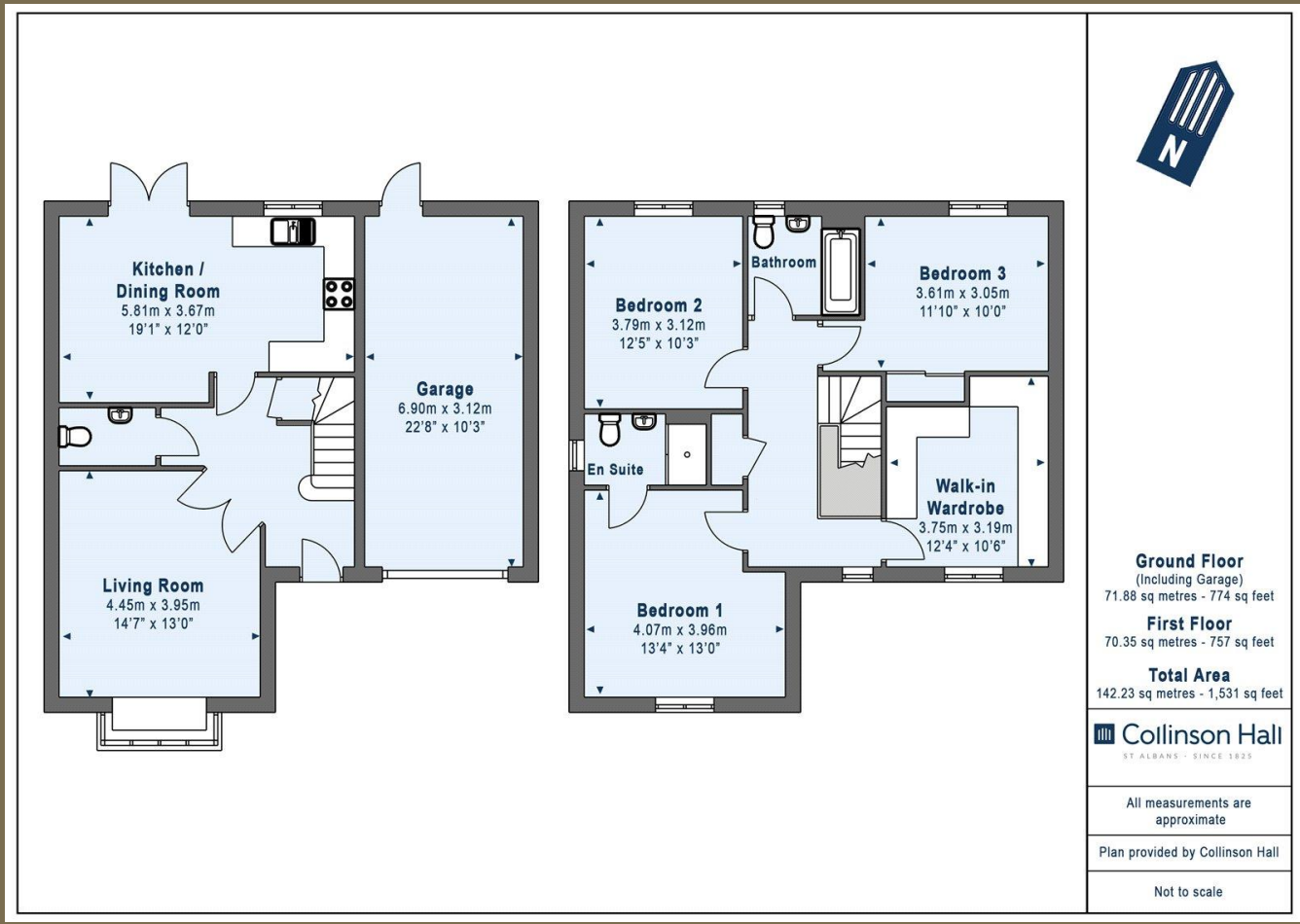
Bathroom

Garden

Garage 6.90m x 3.12m (22'8" x 10'3").







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

