







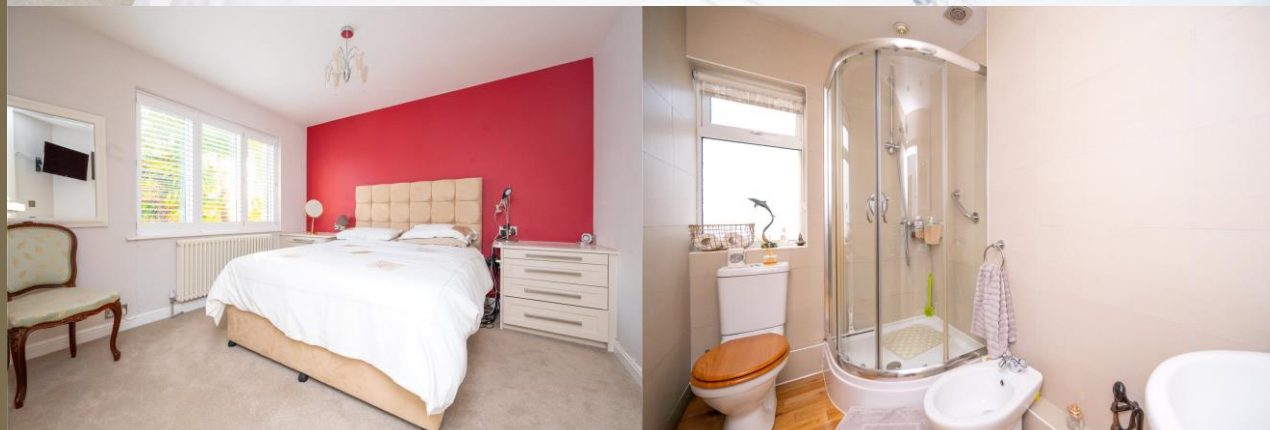


Located in the ever **POPULAR VILLAGE** of **Bricket Wood** this delightful and **SPACIOUS HOME** is positioned close to the village centre with **CONVENIENT ACCESS** to local amenities and **EXCELLENT ROAD NETWORKS** including **M1 & M25** motorway.

**Guide Price: £730,000**

The accommodation which is in excess of 1500 square feet is presented in good order throughout and arranged over two floors. The ground floor offers a spacious and light entrance with part vaulted ceiling, a generous lounge opening onto a conservatory with beautiful views over the gardens. There is a modern fitted kitchen, shower room and two good size bedrooms with one well equipped for the home worker. The first floor offers two further bedrooms and family bathroom. Outside the property has a generous rear garden offering a good level of seclusion and to the front attractive block paving provides parking for several vehicles.

EPC Rating: D 67  
Council Tax Band: F









Entrance Hall

Living/Dining 5.71m x 4.08m (18'9" x 13'5").

Kitchen 3.99m x 3.19m (13'1" x 10'6").

Conservatory 3.63m x 2.81m (11'11" x 9'3").

Bedroom 4/ Office 3.35m x 3.24m (11' x 10'8").

Bedroom 3 3.98m x 3.34m (13'1" x 10'11").

Shower Room

Bedroom 1 5.61m x 4.71m (18'5" x 15'5").

Bedroom 2 5.61m x 2.72m (18'5" x 8'11").

Bathroom

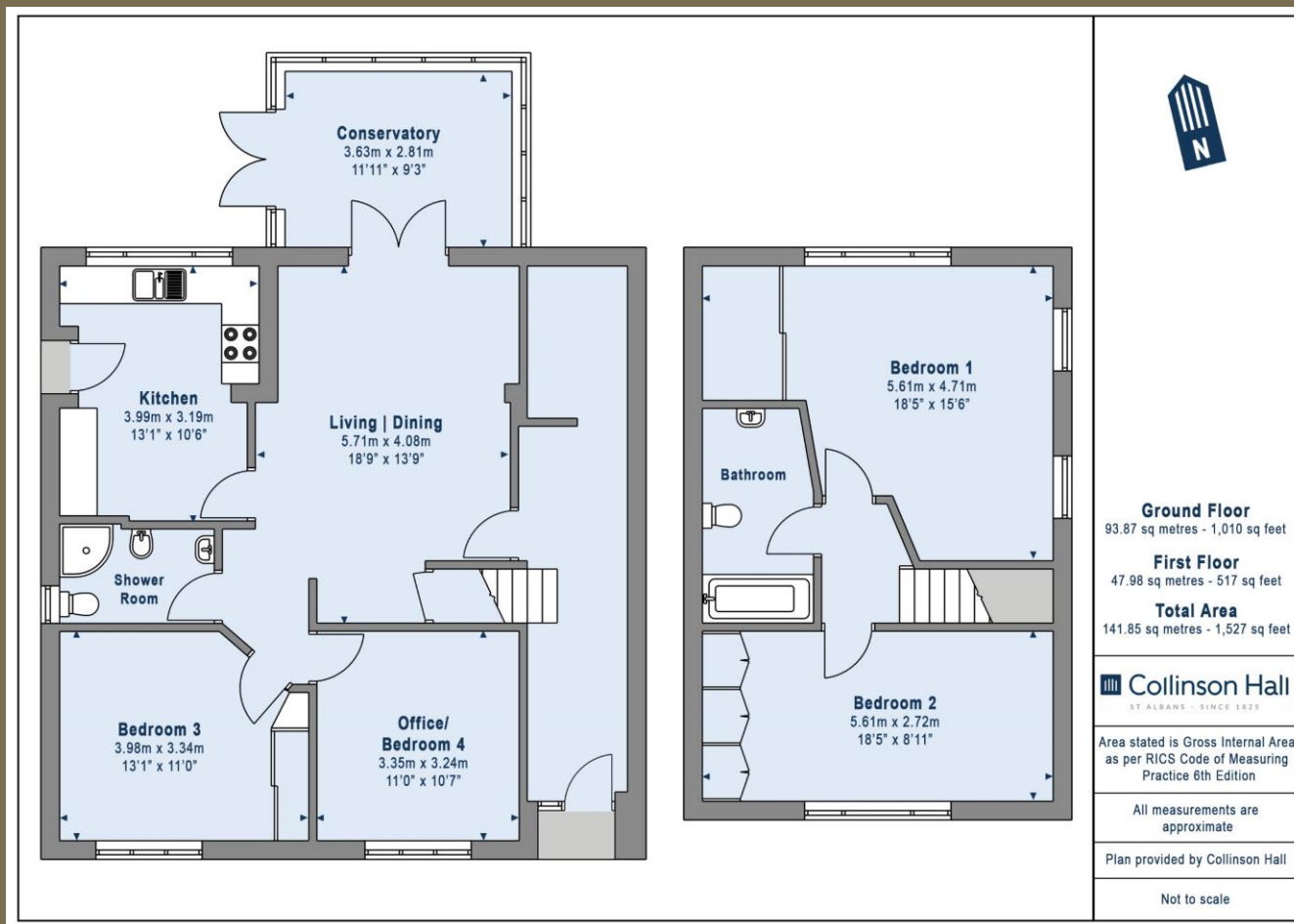
Garden











#### 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