





A **FABULOUS** detached family home located within a **SMALL GATED** enclave of only five detached homes, nestled in the sought after village of **BRICKET WOOD**.

Offers Over: £1,000,000

This fine home with accommodation approaching 2300 square feet offers both generously proportioned rooms and excellent potential for adapting. An enclosed entrance porch opens onto a spacious entrance hall providing access to three good-sized reception rooms, a cloakroom and a kitchen/breakfast room with a central island and many fitted appliances. There is a separate utility room that leads into a reception room, formally the integrated garage, with the front portion kept as handy storage space. Upstairs, again, you are greeted by a spacious landing with access to five generous bedrooms, two of which benefit from en-suite facilities, along with a family bathroom. Outside, there is a secluded south-westerly garden offering bundles of privacy and wrapping around three sides of the property. There is a substantial decking area with a covered veranda, lawn and mature planting. Gated access leads onto a generous frontage with ample parking and lawn.

EPC Rating: D 65
Council Tax Band: G



Entrance Hall

Lounge 3.90m x 3.49m (12'10" x 11'5").

Dining Room 3.52m x 3.49m (11'7" x 11'5").

Cloakroom

Kitchen 4.59m x 3.44m (15'1" x 11'3").

Living Room 5.99m x 5.18m (19'8" x 17').

Utility Room

Office 4.21m x 2.67m (13'10" x 8'9").

Bedroom 1 5.11m x 4.38m (16'9" x 14'4").

Ensuite Bathroom

Bedroom 2 3.60m x 3.29m (11'10" x 10'10").

Ensuite Bathroom

Bedroom 3 5.11m x 3.29m (16'9" x 10'10").

Bedroom 4 3.46m x 2.67m (11'4" x 8'9").

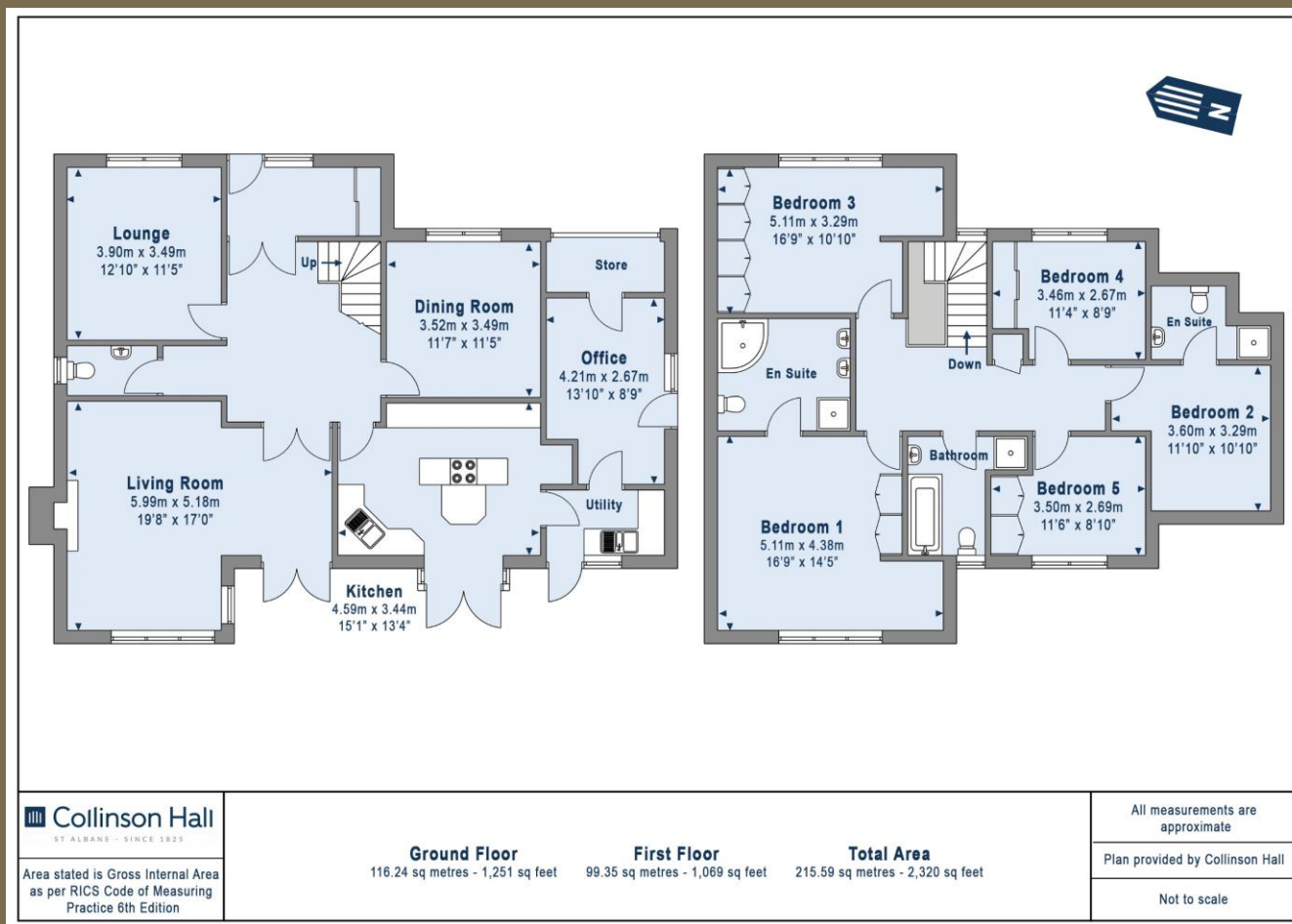
Bedroom 5 3.50m x 2.69m (11'6" x 8'10").

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

