







**A DELIGHTFUL FAMILY HOME** positioned within a desirable residential area in the lovely village of **BRICKET WOOD**, offered for sale **CHAIN FREE**.

**Guide Price: £525,000**

This charming home offers accommodation in excess of 1250 square feet of living space and briefly comprises a spacious lounge, dining room, conservatory, kitchen/breakfast room, utility room, and study area. There are three good-sized bedrooms and a family bathroom, along with a downstairs cloakroom. Outside, there is an enclosed garden to the rear, while the front offers block paving for off-street parking. The village of Bricket Wood is located to the south side of St Albans and is favoured by those looking for an easy commute with major road networks, including M25, M1, and A414, all within easy reach. Locally, the village offers day-to-day shopping facilities, public houses, and eateries nearby.

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*.** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

EPC Rating: E 40  
Council Tax Band: E









Entrance Hall

Cloakroom

Utility Room 2.89m x 2.31m (9'6" x 7'7").

Office 2.31m x 1.70m (7'7" x 5'7").

Dining Room 3.46m x 3.07m (11'4" x 10'1").

Kitchen 3.97m x 3.29m (13' x 10'10").

Living Room 7.29m x 3.07m (23'11" x 10'1").

Conservatory 3.39m x 2.28m (11'1" x 7'6").

Bedroom 1 3.29m x 3.07m (10'10" x 10'1").

Bedroom 2 4.24m x 2.47m (13'11" x 8'1").

Bathroom

Bedroom 3 2.50m x 2.47m (8'2" x 8'1").

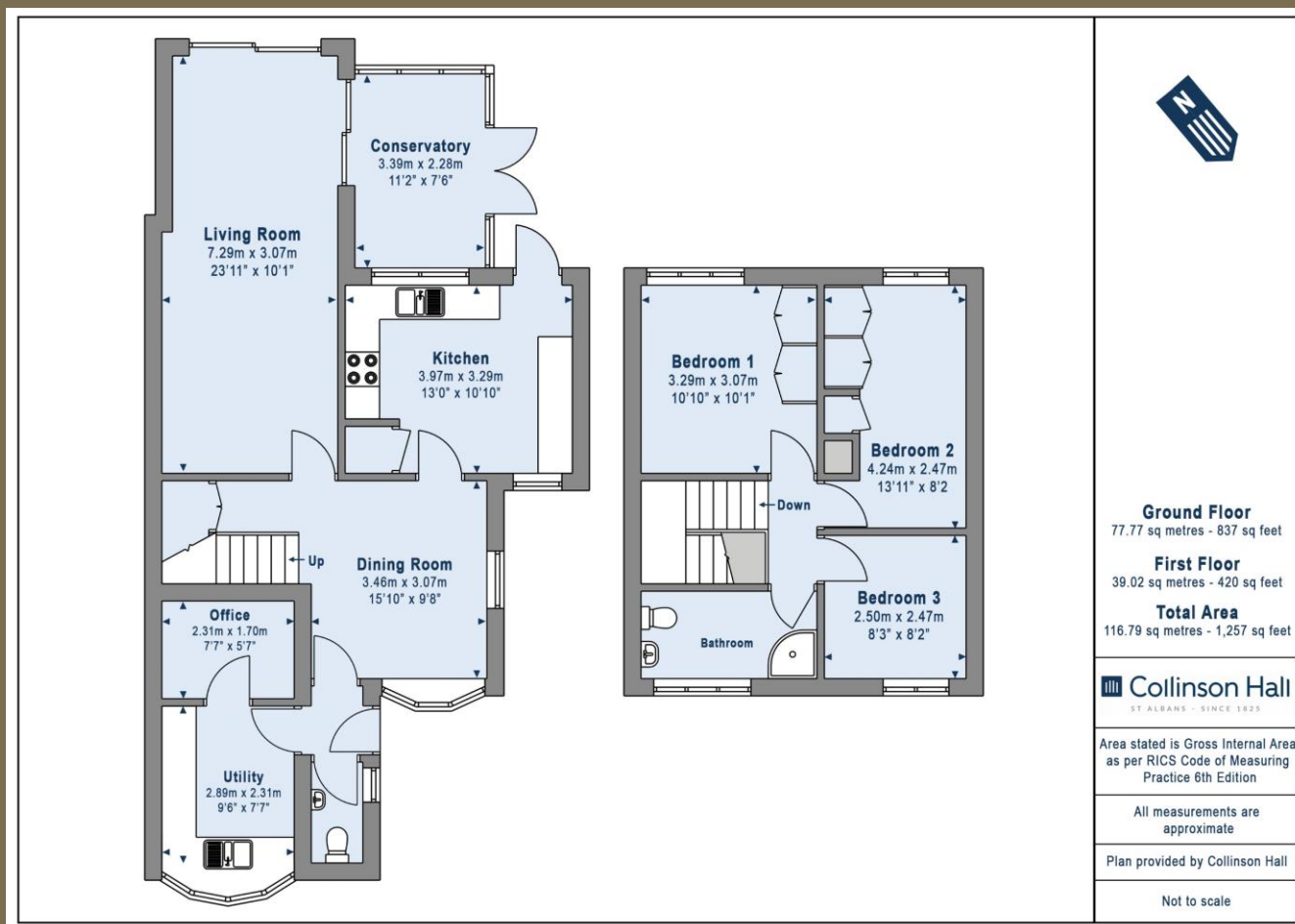
Garden











#### 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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