A MODERN FOUR BEDROOM detached family home positioned on a sought after residential road in the popular village of **BRICKET WOOD, with local amenities on your doorstep and reputable schools nearby.**

Offers Over: £750,000

The property benefits from a spacious lounge, second reception room and study along with a good size kitchen, utility room and cloakroom. Upstairs there are four generous bedrooms with en-suite to the principle bedroom and a family bathroom. Outside, the property enjoys a generous, south-facing rear garden with a good-sized decking area, raised lawn and gated side access. To the front of the property, there is a gated driveway providing ample parking for several vehicles.

EPC Rating: C 77
Council Tax Band: G

Collinson
Hall

Entrance Hall

Cloakroom

Living Room *5.40m x 4.82m (17'9" x 15'10").*

Kitchen *4.82m x 3.04m (15'10" x 10').*

Utility Room

Dining Room *3.61m x 2.98m (11'10" x 9'9").*

Study *3.47m x 2.29m (11'5" x 7'6").*

Bedroom 1 *3.56m x 2.98m (11'8" x 9'9").*

Ensuite Shower Room

Bedroom 2 *4.17m x 2.37m (13'8" x 7'9").*

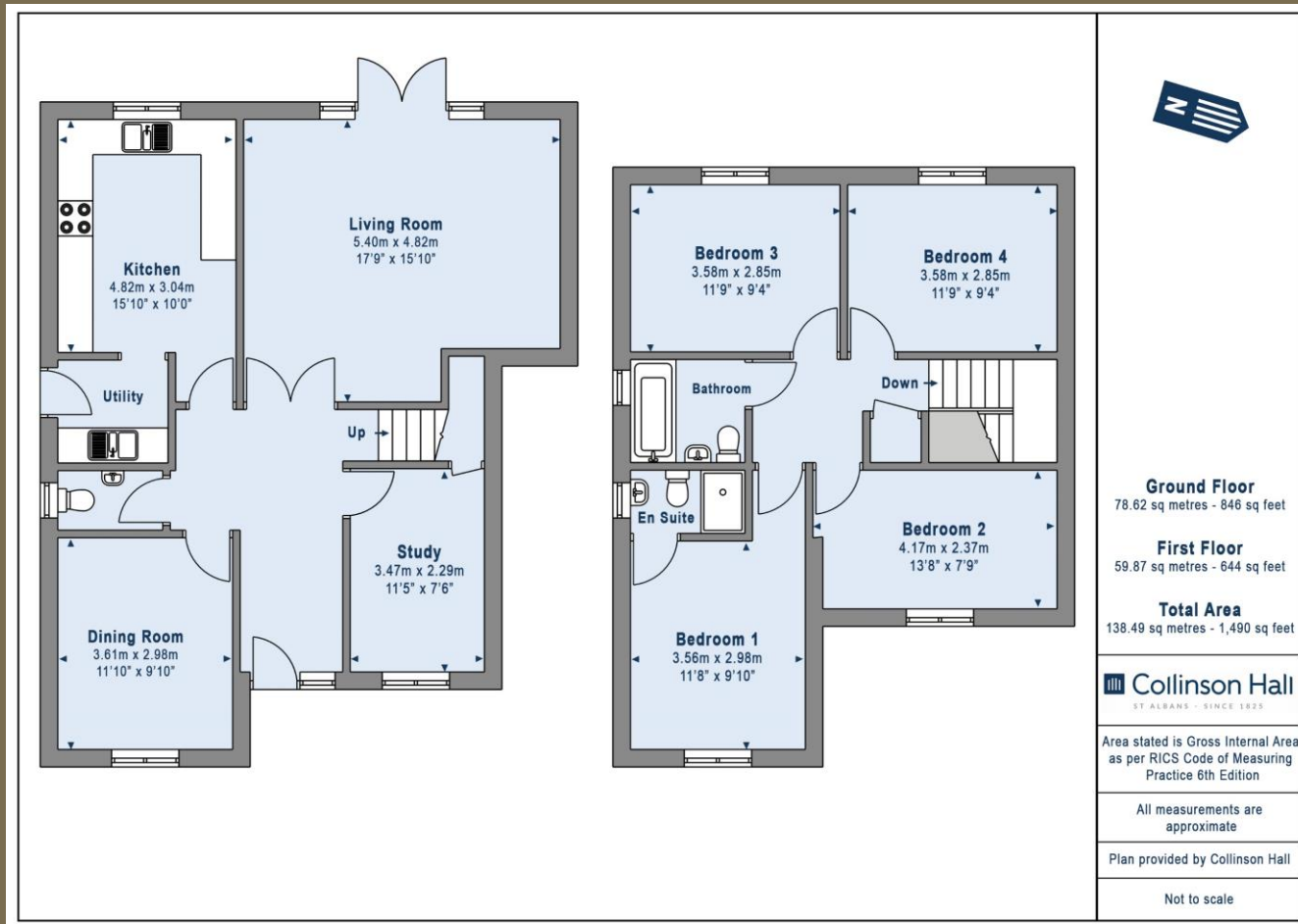Bedroom 3 *3.58m x 2.85m (11'9" x 9'4").*

Bedroom 4 *3.58m x 2.85m (11'9" x 9'4").*

Bathroom

Garden

Collinson Hall

Kitchen
4.82m x 3.04m
15'10" x 10'0"

Living Room
5.40m x 4.82m
17'9" x 15'10"

Bedroom 3
3.58m x 2.85m
11'9" x 9'4"

Bedroom 4
3.58m x 2.85m
11'9" x 9'4"

Utility

Bathroom

Down

Up

En Suite

Bedroom 2
4.17m x 2.37m
13'8" x 7'9"

Study
3.47m x 2.29m
11'5" x 7'6"

Dining Room
3.61m x 2.98m
11'10" x 9'10"

Bedroom 1
3.56m x 2.98m
11'8" x 9'10"

Ground Floor
78.62 sq metres - 846 sq feet

First Floor
59.87 sq metres - 644 sq feet

Total Area
138.49 sq metres - 1,490 sq feet

Collinson Hall
ST ALBANS · SINCE 1825

Area stated is Gross Internal Area as per RICS Code of Measuring Practice 6th Edition

All measurements are approximate

Plan provided by Collinson Hall

Not to scale

Collinson Hall

collinsonhall.co.uk

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