





BEAUTIFULLY PRESENTED throughout, this **SPACIOUS FOUR BEDROOM** semi-detached family home offers **OVER 1400 SQ FT** of living space and is located within the **SOUGHT AFTER** village of Bricket Wood. The village of Bricket Wood is ideally situated for **EASY ACCESS** to the motorway network, including M1 and M25, mainline station and is well served by local shopping facilities and **EXCELLENT SCHOOLING**.

Guide Price: £700,000

This beautifully improved home offers a welcoming entrance hall that leads to a spacious lounge and an elegantly designed kitchen/diner. The kitchen is equipped with integrated appliances, including a dishwasher, fridge freezer, larder, and range cooker, and it opens onto a lovely conservatory with views of a secluded garden. Upstairs there are two double bedrooms, a beautiful four piece bathroom and a study, whilst the loft has been converted into two further bedrooms and in such a way that should you prefer one larger room this could be easily accommodated. Outside there is a good size and secluded garden with outbuilding which is conveniently used as a utility room and storage space. There is a good size frontage with lawn and driveway for several vehicles.

EPC Rating: D 63
Council Tax Band: E





Entrance Hall

Lounge 4.32m x 3.51m (14'2" x 11'6").

Kitchen/Living/Dining 7.93m x 5.34m (26' x 17'6").

Cloakroom

Bedroom 1 4.32m x 3.28m (14'2" x 10'9").

Bedroom 2 3.80m x 3.42m (12'6" x 11'3").

Bathroom

Study 1.93m x 1.55m (6'4" x 5'1").

Bedroom 3 4.95m x 2.33m (16'3" x 7'8").

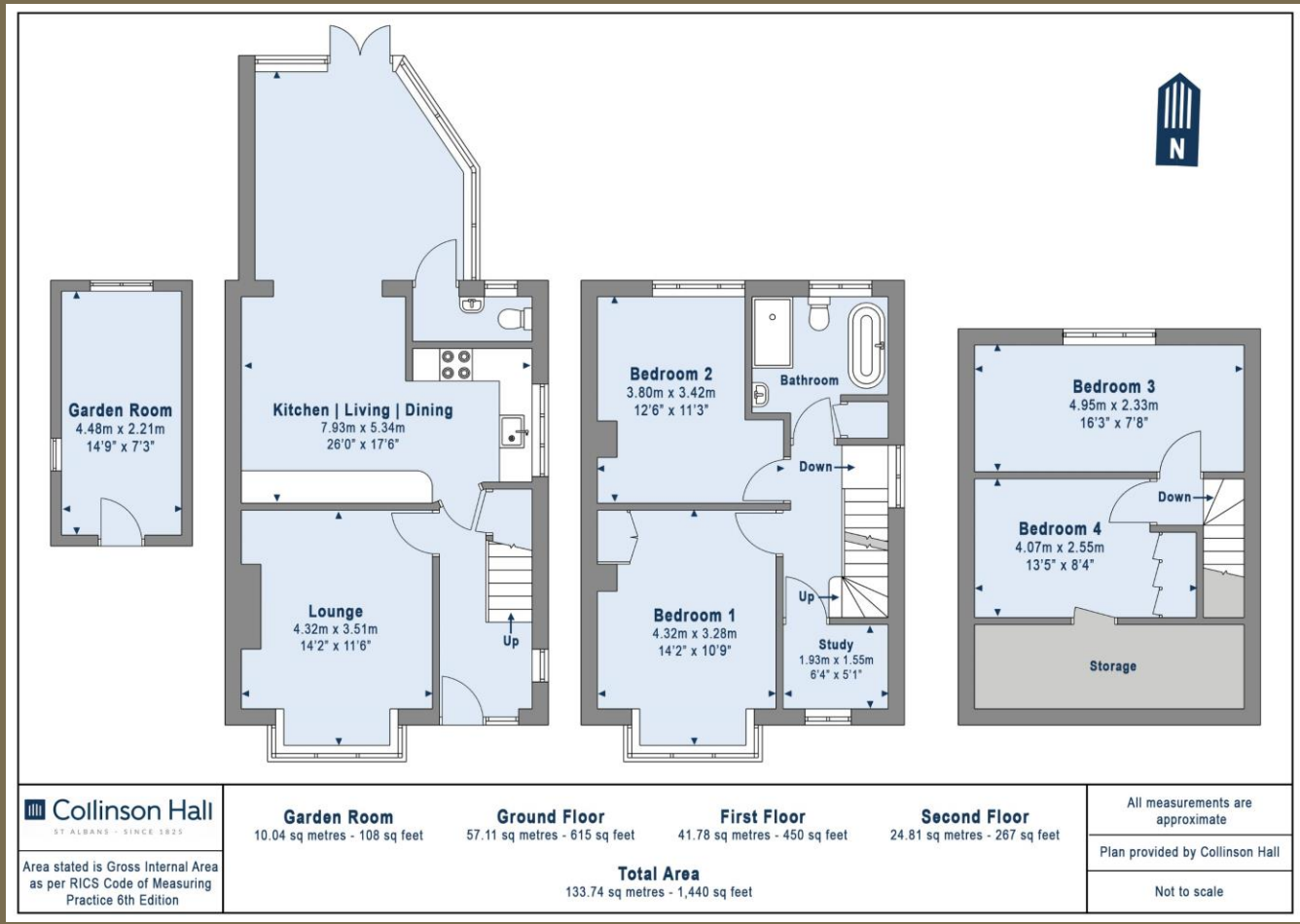
Bedroom 4 4.07m x 2.55m (13'4" x 8'4").

Garden

Garden Room 4.48m x 2.21m (14'8" x 7'3").







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

