





A SPACIOUS FAMILY HOME in excellent condition, located in a sought after and **TRANQUIL VILLAGE** setting, on the outskirts of St.Albans.

Guide Price: £625,000

This spacious semi-detached family home located in Bricket Wood offers extended ground floor accommodation including a good size entrance hall with shower cloakroom, a great size lounge which opens onto a good size and open plan kitchen/diner with utility area and access to an integral garage. Overall the property offers over 1270 square feet of living space with three bedrooms and family bathroom to the first floor. The rear garden has been designed with low maintenance in mind with artificial lawn, raised beds and decking area with pergola and there is a driveway to the front providing ample parking and access to the garage.

EPC Rating: D 68
Council Tax Band:E



THIS IS OUR HAPPY PLACE



Entrance Hall

Living Room 7.08m x 3.53m (23'3" x 11'7").

Kitchen/Dining 7.2m x 5.67m (23'7" x 18'7").

Shower Room

Bedroom 1 4.59m x 2.59m (15'1" x 8'6").

Bedroom 2 4.13m x 2.36m (13'7" x 7'9").

Bedroom 3 3.51m x 2.44m (11'6" x 8').

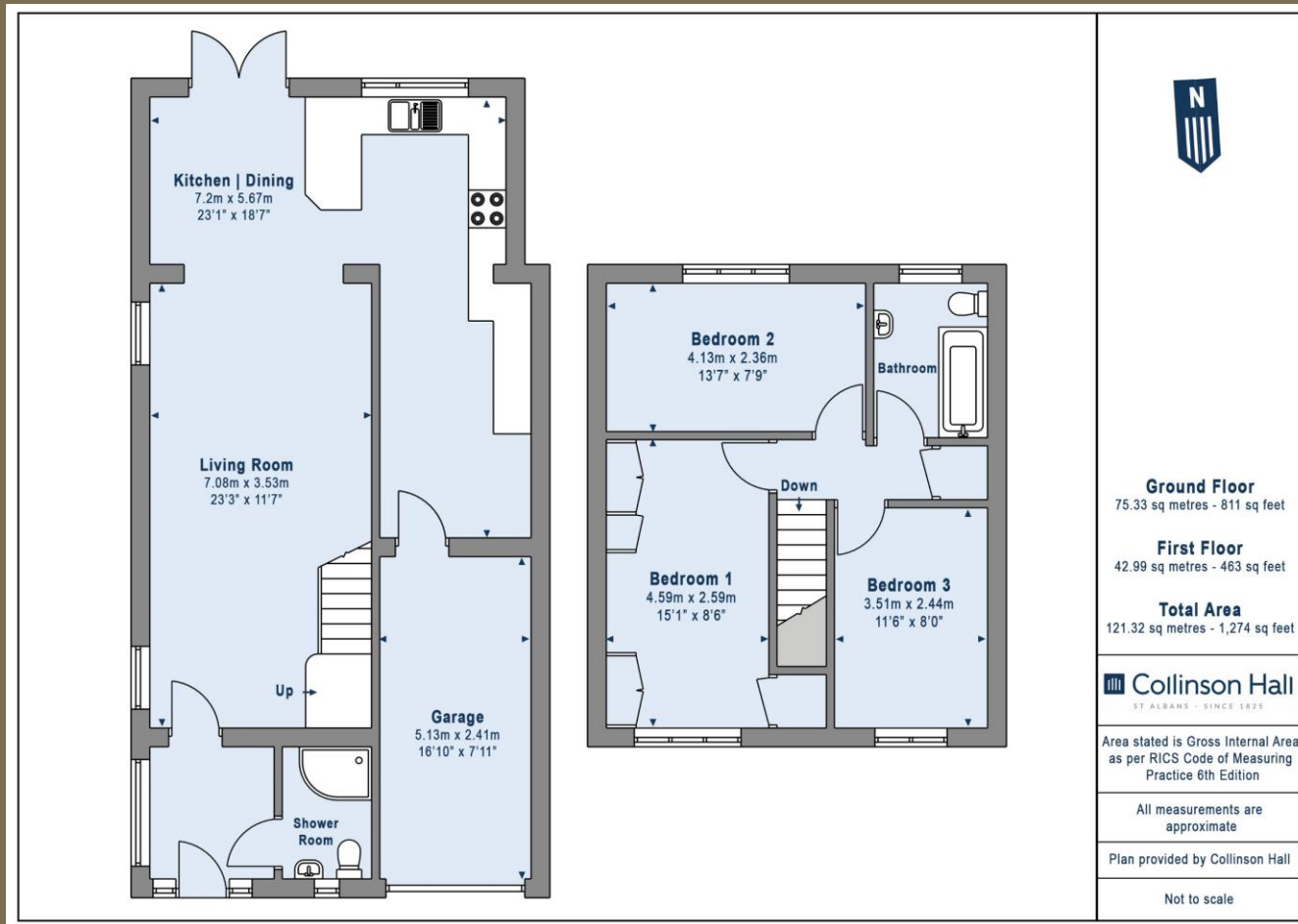
Bathroom

Garden

Garage 5.13m x 2.41m (16'10" x 7'11").







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.