









**A DELIGHTFUL** locally listed two-bedroom **PERIOD COTTAGE** situated within a semi-rural location within the Village of **BRICKET WOOD**, presented in excellent order, and offers an easy commute from **RADLETT** station.

**Guide Price: £425,000**

The accommodation is arranged over two levels and comprises a modern kitchen, sitting room with feature brick fireplace, and a stylish conservatory opening to the rear garden. On the first floor there are two bedrooms, first floor bathroom and access to loft space. Externally the property benefits from a useful outbuilding which could be used as a home office. To the rear of the property is a large rear garden.

Bricket Wood is a thriving village to the South of St Albans within access to excellent amenities and the surrounding motorway networks including M1 and M25.

EPC Rating: D 59  
Council Tax Band: C









Entrance

Kitchen 2.55m x 2.49m (8'4" x 8'2").

Living Room 3.43m x 3.40m (11'3" x 11'2").

Conservatory 3.00m x 2.83m (9'10" x 9'3").

Bedroom 1 3.40m x 2.74m (11'2" x 9').

Bathroom

Bedroom 2 2.47m x 1.89m (8'1" x 6'2").

Garden

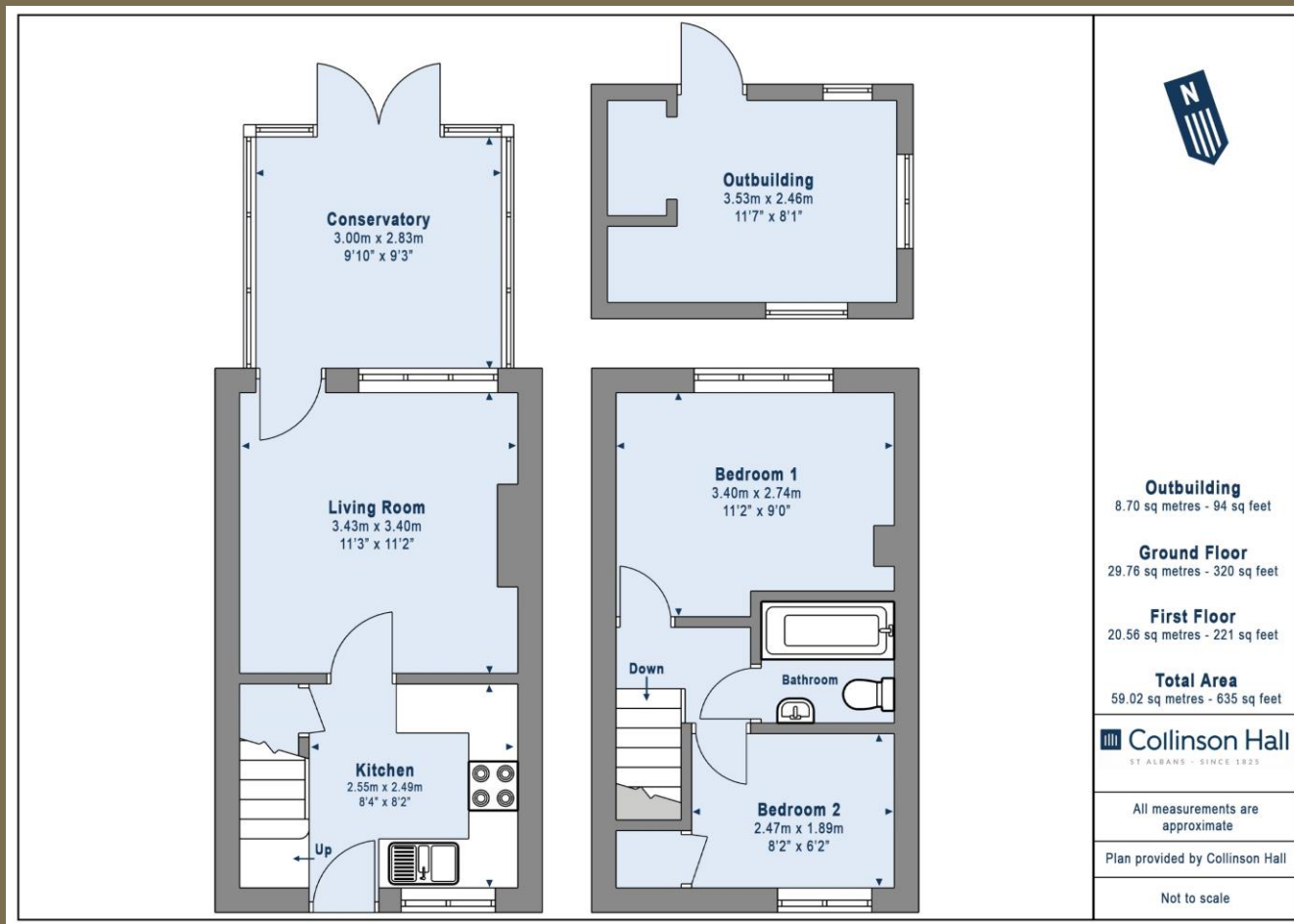
Outbuilding 3.53m x 2.46m (11'7" x 8'1").











#### 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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