









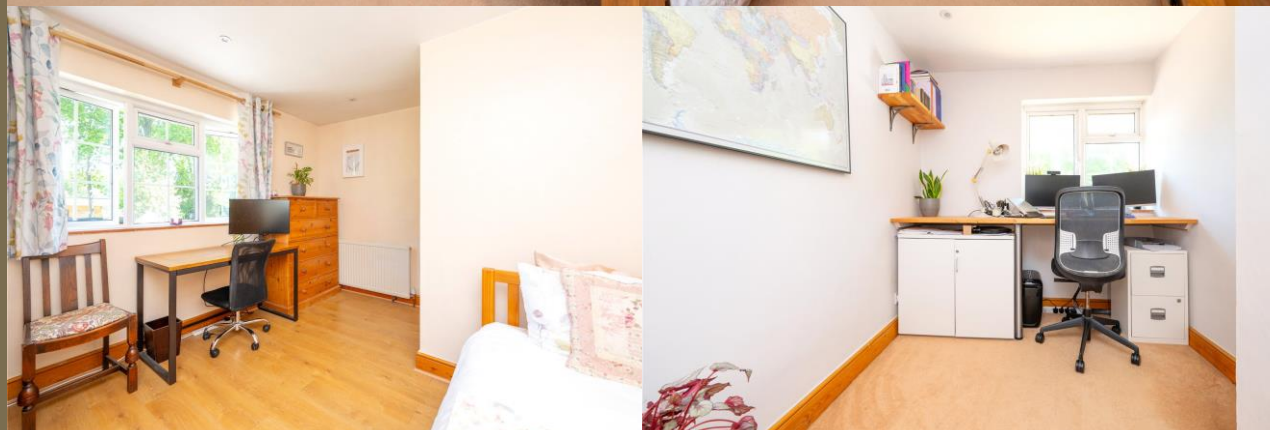
Offered for sale **CHAIN FREE** is this **FANTASTIC** and **SPACIOUS** three-bedroom family home, ideally situated on one of Bricket Wood's most **POPULAR ROADS**. It is **BEAUTIFULLY MAINTAINED** throughout and offers **GENEROUS LIVING ACCOMMODATION** with the rare benefit of a versatile **GARDEN ROOM**.

**Guide Price: £675,000**

This beautifully extended home offers generous and versatile accommodation throughout. The ground floor features solid wood flooring, a welcoming entrance hall, and a modern wet room. A charming bay-fronted living room with a log burner provides a cosy retreat, while the shaker-style kitchen impresses with a butler sink, integrated appliances, and a breakfast bar. The spacious dining room, complete with underfloor heating, overlooks the picturesque rear garden, creating an ideal setting for family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, perfect for growing families and access to a boarded loft with power and light. Externally, the property offers a pretty rear garden with both lawn and patio areas, as well as the rare benefit of a fully equipped garden room with power and lighting, ideal as a home office, studio, or teen retreat. The village of Bricket Wood is ideally situated for easy access to the motorway network, including M1 and M25, a mainline station and is well served by local shopping facilities and excellent schooling.

EPC Rating: C 71

Council Tax Band: D







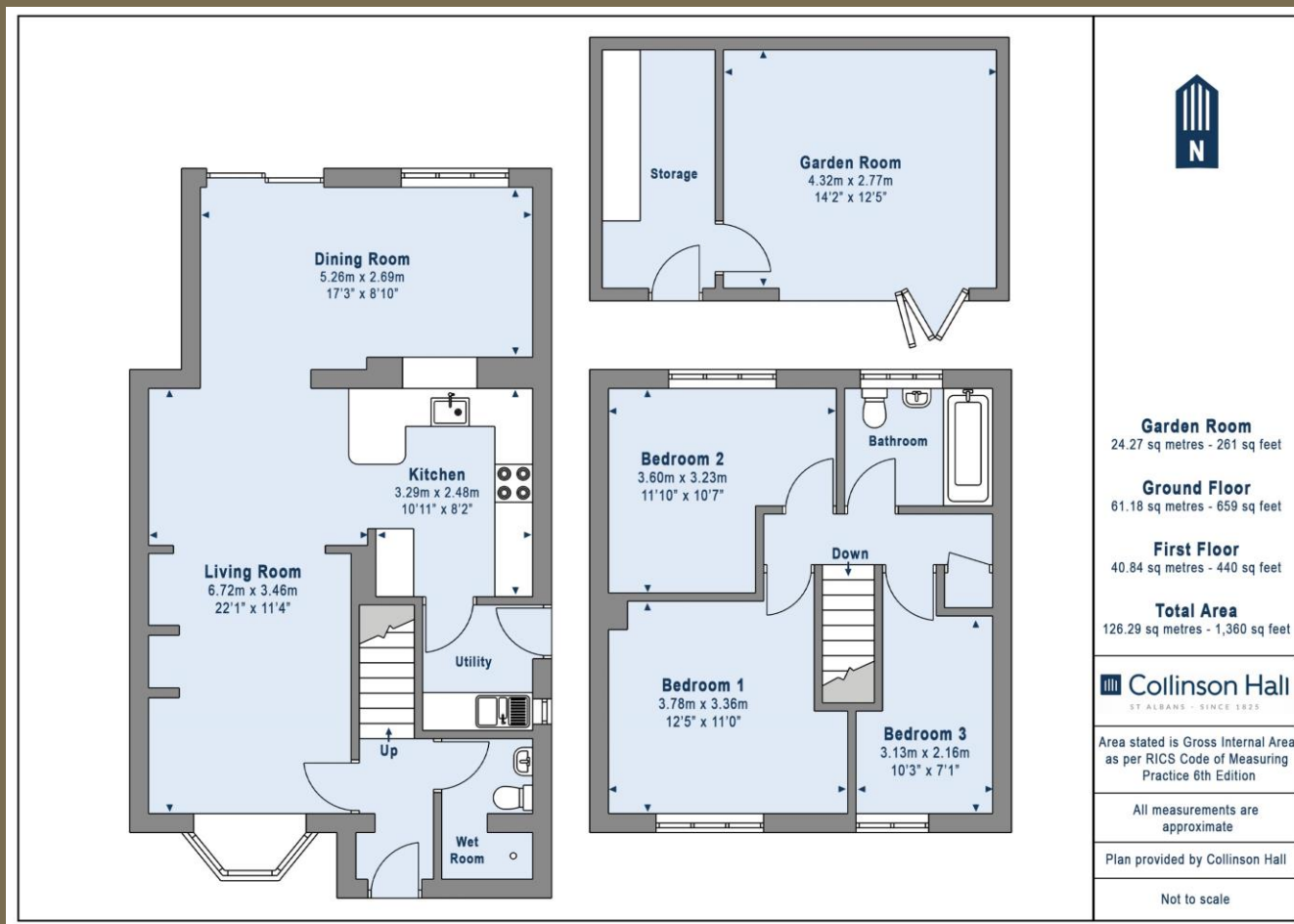












#### PLEASE NOTE

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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