





**A BEAUTIFULLY PRESENTED three-bedroom family home, set in a highly regarded part of Bricket Wood, featuring a large WRAP-AROUND GARDEN and a luxury garden room. At its heart is a stunning open-plan kitchen/living space, PERFECT FOR FAMILY LIFE AND ENTERTAINING. Ideally located close to excellent amenities, transport links, and well-regarded schools, this home offers the perfect blend of comfort, style, and convenience.**

**Offers Over: £650,000**

Offering over 1,450 sq. ft. of stylish and versatile accommodation, this impressive home includes a substantial outbuilding currently used as a fully equipped home gym. The ground floor has been thoughtfully designed around modern family living, featuring a sleek open-plan layout with a contemporary fitted kitchen, generous dining area, and comfortable lounge, perfect for both everyday life and entertaining. Bi-fold doors open onto a secluded, low-maintenance rear garden with a desirable westerly aspect, providing an ideal setting for outdoor dining and relaxation. To the front, a substantial driveway offers ample parking and includes an EV charging point, while space along the side elevation presents excellent potential to extend, subject to the usual consents.

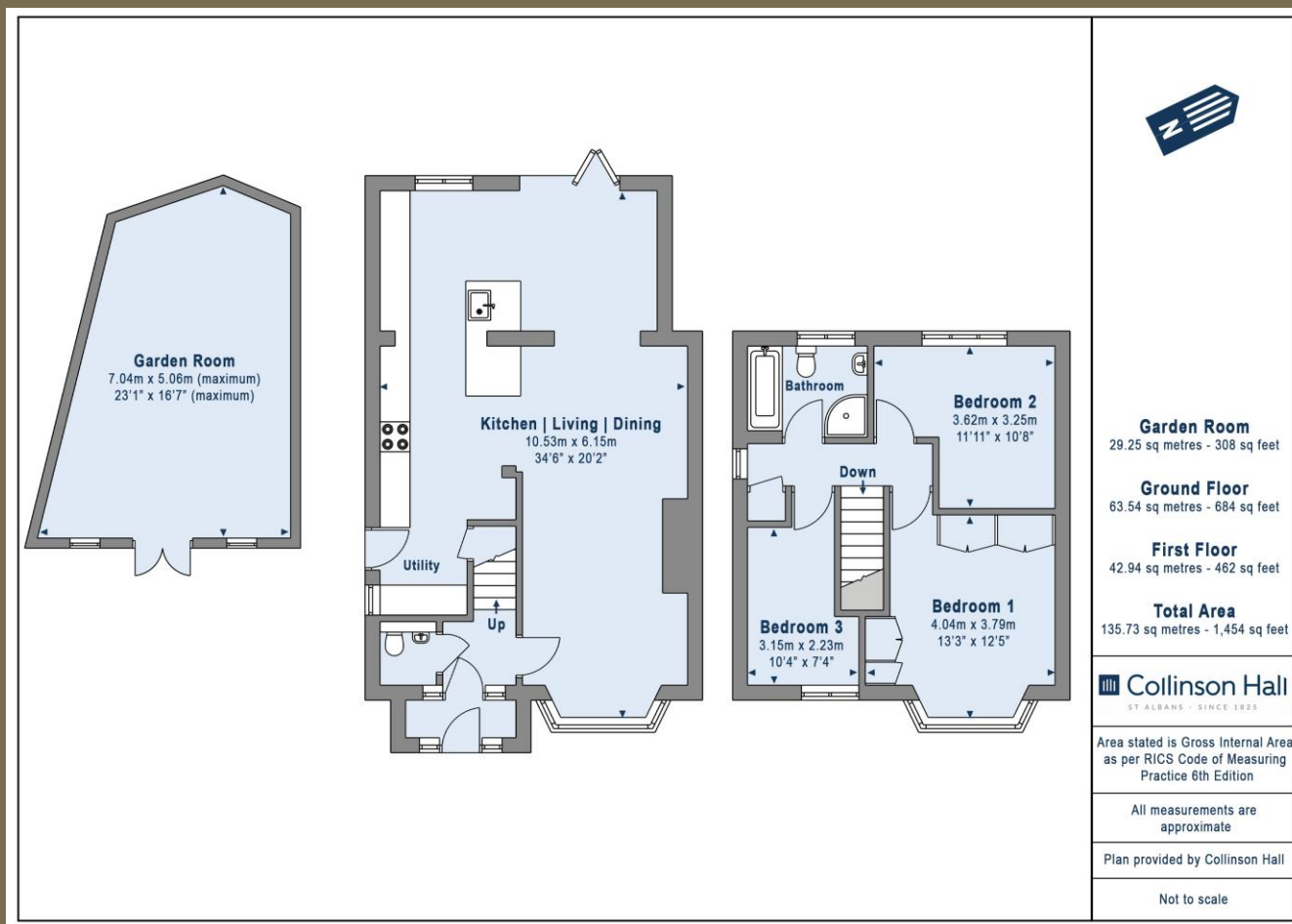
EPC Rating: C 74  
Council Tax Band: D











#### 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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk