





A THREE BEDROOM DETACHED HOUSE WITH AMPLE SCOPE FOR EXTENSIONS – CHAIN FREE SALE

This delightful family home is situated on a quiet and sought after residential road in the heart of Bricket Wood. The property is within short walking distance to the Bricket Wood shopping parade with its selection of independent shops and Londis supermarket. Bricket Wood station, with connections to Euston is within 0.3 miles and major road links M1 and M25 are also nearby.

The ground floor is made up of an entrance hallway, guest w.c., kitchen/dining room and an 18'10 x 11'6 rear aspect reception room. On the first floor, there are three bedrooms and family bathroom.

Externally, there is a side garage, off road parking and a sunny aspect rear garden.



KEY FEATURES

- Three good size bedrooms
- Potential for side and rear extensions (stp)
- New carpets and decoration throughout
- Chain free sale
- Double glazing
- Highly regarded Mount Pleasant Lane Junior Mixed Infant School & Nursery nearby
- South-west facing garden



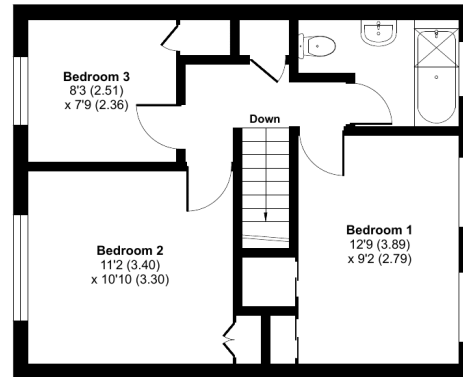
St. Lawrence Way, Bricket Wood, St. Albans, AL2

Approximate Area = 934 sq ft / 86.7 sq m

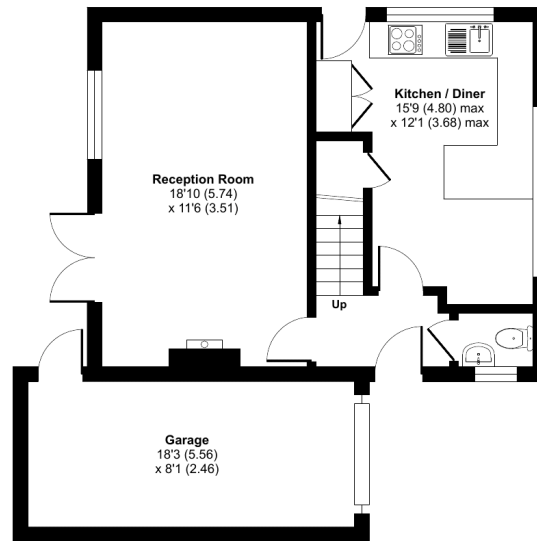
Garage = 150 sq ft / 13.9 sq m

Total = 1084 sq ft / 100.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Salters Residential. REF: 1101022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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