



Whitewoods

Lye Lane, Bricket Wood, St Albans, Hertfordshire AL2 3TF

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Whitewoods is an immaculately presented property located on the outskirts of St Albans and Radlett. Enjoying a private position in approximately 1 acre this family home offers flexible accommodation over two floors. Accessed via electric gates the property is approached via a driveway complete with turning circle, ample parking and double garage.

*Entrance hall with central staircase * sitting room * dining room * TV room * study * snug * fitted kitchen/breakfast/family room * master bedroom with dressing room & ensuite bathroom & balcony * 4 double bedrooms all ensuite * Underfloor heating throughout the house*

The main house has been extensively extended and renovated to a high standard offering modern fixtures and fittings including under floor heating whilst the decor internally is tasteful giving character and charm to this beautiful property. The property comprises an impressive glass fronted entrance hall with central staircase leading to the first floor. To the ground floor is the entrance hall, cloakroom, sitting room, dining room, T.V room, study, snug and impressive fitted



kitchen/breakfast/family room with bi folding doors leading out to the rear patio and garden. To the first floor the master suite enjoys a dressing room, en-suite bathroom and balcony overlooking the garden. There are four further bedroom, all en-suite, one of which is also afforded a balcony overlooking the garden.

The garden and grounds have been beautifully landscaped and maintained with the woodland surround offer privacy for entertaining and enjoying. Viewing is highly recommended.

Outside

The electric gates at the front lead onto a driveway which takes you to the main residence where there is off street parking for numerous vehicles and a double garage. To the rear are mature and well maintained gardens, the overall plot extending to 1.056 acres, screened by mature trees and hedging. There is a beautiful large patio area ideal for dining and entertaining adjacent to the main house.

Local Authority:

St Albans City & District Council 01727 866100



Lye Lane, Bricket Wood, St. Albans


Approximate Gross Internal Area (Excluding Void / Eaves)

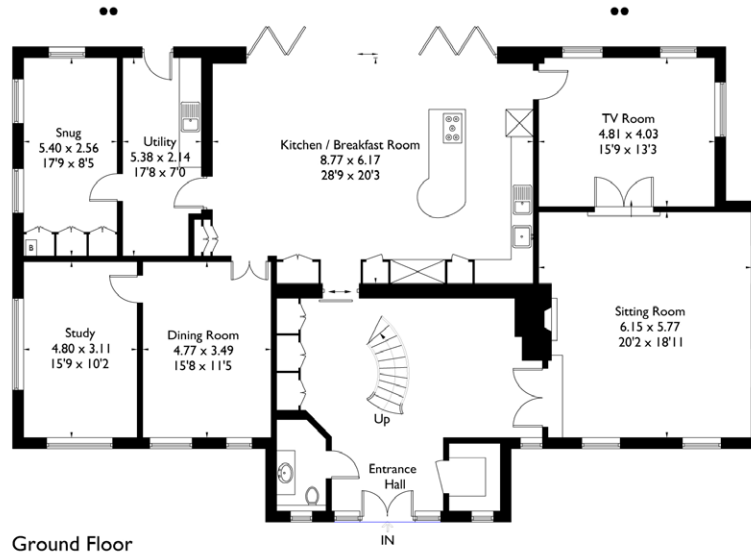
379.1 sq m / 4081 sq ft

Garage = 54.6 sq m / 587 sq ft

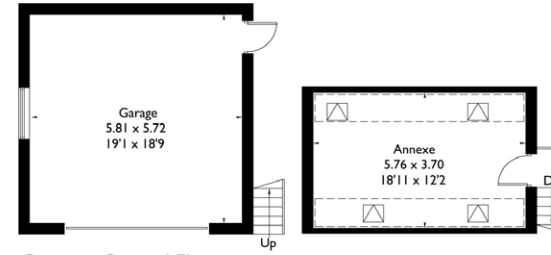
Total = 433.7 sq m / 4668 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)

Garage - First Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 201165

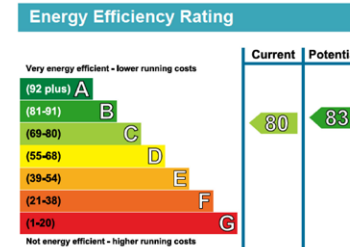
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



