

Mount Pleasant Lane, St. Albans

£995,000 (Freehold)

VILLAGE
ESTATES



Occupying a good sized and well-maintained south facing plot is this spacious three/four bedroom detached property situated on a highly sought after tree lined road in Bricket wood. There is further potential to extend upstairs to create further bedrooms.

The property benefits from over 2300 square feet, which includes the garage and is arranged over two floors. The ground floor opens to a welcoming entrance hall, shower room, living/dining room, kitchen/breakfast room, utility room, study, bedroom four and integral garage. On the first floor there is an impressive master bedroom with en suite shower room, two further bedrooms and a four piece suite bathroom.

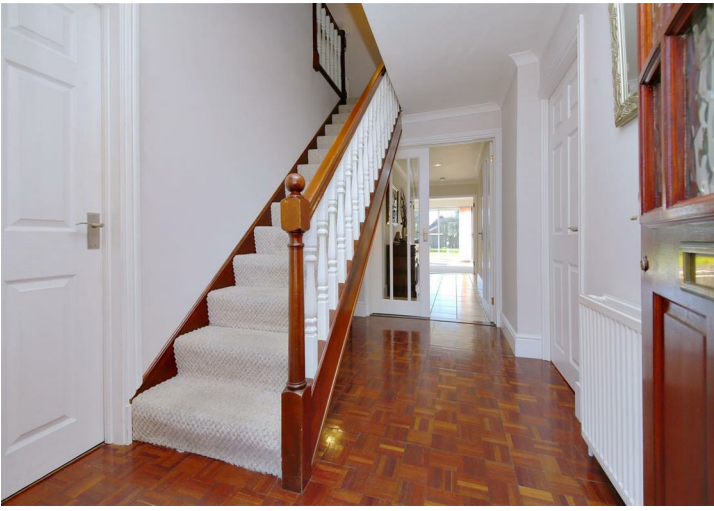
Outside, the property is set back from the road and leads to a driveway providing off road parking for several cars with side access to a beautifully maintained south facing garden, which is a particular feature of this lovely home.

Mount Pleasant Lane provides easy access to the M1 and M25 major road links and Mount Pleasant Lane School is within comfortable walking distance.

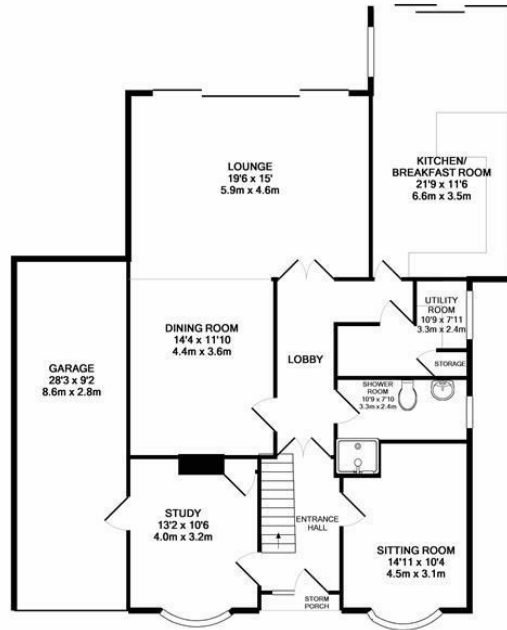
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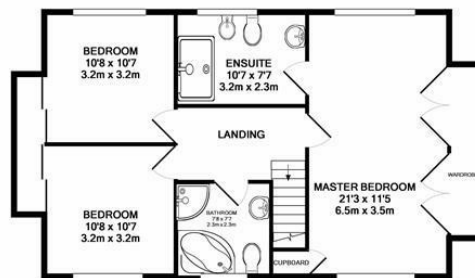
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







GROUND FLOOR
APPROX. FLOOR
AREA 1537 SQ.FT.
(142.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 756 SQ.FT.
(70.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 2293 SQ.FT. (213.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	