



**Old Watford Road, Bricket Wood, St. Albans, AL2 3RS**



**welcome to**

**Old Watford Road, Bricket Wood, St. Albans**

This individually built, executive five-bedroom, three-bathroom home is offered with no onward chain. Boasting a generous driveway, this property provides ample off-street parking. Located in a sought-after area, the property benefits from excellent transport links, with easy access to the M1 & M25.



# Old Watford Road, Bricket Wood, St. Albans, AL2

Approximate Area = 2222 sq ft / 206.4 sq m

For identification only - Not to scale



## Ground Floor

### Cloakroom

7' 11" max x 2' 8" max ( 2.41m max x 0.81m max )

### Lounge

21' 11" max x 16' max ( 6.68m max x 4.88m max )

### Dining Room/Conservatory

17' 2" max x 11' 10" max ( 5.23m max x 3.61m max )

### Kitchen

17' 11" max x 11' 7" max ( 5.46m max x 3.53m max )

### Utility Room

8' 3" max x 7' max ( 2.51m max x 2.13m max )

### Study

11' 8" max x 8' 9" max ( 3.56m max x 2.67m max )

## First Floor

### Bedroom 1

16' 9" max x 12' 7" max ( 5.11m max x 3.84m max )

### En-Suite

13' max x 7' 10" max ( 3.96m max x 2.39m max )

### Bedroom 2

15' 8" max x 9' 2" max ( 4.78m max x 2.79m max )

### En-Suite

5' 6" max x 5' max ( 1.68m max x 1.52m max )

### Bedroom 3

11' 11" max x 11' 3" max ( 3.63m max x 3.43m max )

### Bedroom 4

12' 1" max x 9' 11" max ( 3.68m max x 3.02m max )

### Bedroom 5

15' 5" max x 10' 6" max ( 4.70m max x 3.20m max )

### Bathroom

11' 3" max x 6' 2" max ( 3.43m max x



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for William H Brown. REF: 1270626

welcome to

## Old Watford Road, Bricket Wood, St. Albans

- Detached Family Home
- 5 Bedrooms
- No Onward Chain
- Driveway
- 3 Reception Rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

**£1,000,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB105780](http://williamhbrown.co.uk/Property/ALB105780)



Property Ref:  
ALB105780 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01727 834838**



[StAlbans@williamhbrown.co.uk](mailto:StAlbans@williamhbrown.co.uk)



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**