



South Riding, Bricket Wood St. Albans AL2 3ND

welcome to

South Riding, Bricket Wood St. Albans

Chain free detached bungalow in Bricket Wood offering spacious & versatile living.



South Riding, Bricket Wood, St. Albans, AL2

Approximate Area = 1429 sq ft / 132.7 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1595 sq ft / 148.1 sq m

For identification only - Not to scale



Ground Floor

Reception Room

16' x 10' 6" (4.88m x 3.20m)

Reception Room

13' 5" x 11' 11" (4.09m x 3.63m)

Kitchen

13' 5" x 9' (4.09m x 2.74m)

Conservatory

13' 9" max x 11' 9" max (4.19m max x 3.58m max)

Bedroom 2

11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom 3

11' 11" max x 10' 6" to bay (3.63m max x 3.20m to bay)

Bedroom 4

11' 10" x 7' 8" (3.61m x 2.34m)

Bathroom

First Floor

Bedroom 1

14' 4" max x 13' 7" max (4.37m max x 4.14m max)

Bathroom



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: 1298748

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South Riding, Bricket Wood, St. Albans

- Detached 4 Bedroom Bungalow
- Driveway & Garage
- Chain Free
- Master Bedroom with Private Bathroom
- 3 Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£710,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB105851



Property Ref:
ALB105851 - 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.

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