



98 Oakwood Road, Bricket Wood, AL2 3QA

Guide price £1,295,000 Freehold





## 98 Oakwood Road Bricket Wood, AL2 3QA

An impressive six/eight bedroom detached residence offering well proportioned living space, large bedrooms and the added benefit of a flexible self-contained annexe on the ground floor. Offered CHAIN FREE.

The property begins with a welcoming entrance hall with stairs leading to the first floor and doors to rooms including access to the garage, a cloakroom W.C and a utility room with a sink and recesses for appliances.

The 'heart of the home' kitchen/dining/living room features wood effect flooring throughout with underfloor heating, a cosy log burner, french doors and bi-folding doors to a landscaped garden. The newly fitted kitchen benefits from high gloss white wall and base units fully equipped with integrated appliances, a single column fridge, single column freezer, a wine cooler, a double oven and induction hob.

An additional hallway with a private front door allows access to a self-contained annexe benefiting from a kitchen, a living room, master bedroom and a stylish bathroom complete with underfloor heating.

On the first floor there are five double bedrooms with recent carpets laid throughout, a master bedroom en-suite and a spacious family bathroom with underfloor heating with a bath, separate shower cubicle, basin and a W.C.

Other features include 'Neff' appliances in the kitchen, professional installed M.P. Moran furniture to the first floor and provision for electrics at the side of the property should a purchaser wish to have car charging points installed.

Externally there is a driveway for multiple cars, side access to a secluded garden with two patios, a shed and an outbuilding.

**OVERVIEW;** Offering flexible living accommodation with lots of modern features and benefits from a variety of rooms which will suit different living arrangements. Please see the alternative floor plans which demonstrate the possibilities of this property including where the second kitchen can be converted conveniently into a bedroom with minimum effort required







## ACCOMMODATION

### Annexe Hallway

### Living Room

18'1 x 11'5 (5.51m x 3.48m)

### Bedroom Six

13'5 x 11'3 (4.09m x 3.43m)

### Kitchen

8'9 x 11'3 (2.67m x 3.43m)

### Laundry Room

### Bathroom

### Open plan living/kitchen Area

16'6 x 43'1 (5.03m x 13.13m)

### W.C

### Utility Room

### Garage

17'9 x 12'5 (5.41m x 3.78m)

## FIRST FLOOR

### Master Bedroom

16'3 x 17'2 (4.95m x 5.23m)

### En-suite

### Bedroom Two

16'1 x 13'3 (4.90m x 4.04m)

### Bedroom Three

12'2 x 12'2 (3.71m x 3.71m)

### Bedroom Four

11'11 x 10'1 (3.63m x 3.07m)

### Bedroom Five

10'11 x 9'7 (3.33m x 2.92m)

### Family Bathroom

## EXTERNAL

### Driveway

### Read Garden

### Shed/summer house

### Outbuilding





## Floor Plan



Total area: approx. 281.0 sq. metres (3024.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

