



12 Reynards Way, St. Albans, AL2 3SF

Guide price £675,000 Freehold



12 Reynards Way

St. Albans, AL2 3SF

An extended four double bedroom semi-detached home boasting a spacious 1520.4 sq.ft. This family home has a private sunny west-facing garden and further potential to the side, rear and into the loft.

The accommodation begins with a useful porch opening a welcoming entrance hall with stairs to the first floor and doors to rooms including a shower room/W.C. and a comfortable lounge with fireplace. The generous dining room opens into a bright conservatory and the extended kitchen/breakfast room with a range of wall and base units and breakfast bar. There is also a useful utility room. The first floor landing leads to four well-proportioned bedrooms and a modern bathroom suite.

Externally there is off street parking for two cars leading to a garage with courtesy door at the rear. The delightful rear garden with a patio area leading to lawn with flower bed borders and a wooden shed.

The property is situated in a sought after residential road in Bricket Wood, a village popular with families and commuters served by a parade of local shops, services, a restaurant and popular pub. There are many excellent schools close by including Mount Pleasant Primary and renowned Parmiter's Secondary School. Excellent road and train links surrounding Bricket Wood offer easy access to St. Albans, Radlett, Watford and the M1 and M25 motorway networks.





ACCOMMODATION

Porch

Entrance Hall

Kitchen/Breakfast Room
14'10 x 8'6 (4.52m x 2.59m)

Utility

Lounge
13'11 x 11'8 (4.24m x 3.56m)

Dining Room
18'3 x 9'1 (5.56m x 2.77m)

Conservatory
10'6 x 8'9 (3.20m x 2.67m)

Shower Room

FIRST FLOOR

Landing

Bedroom
12'10 x 10'10 (3.91m x 3.30m)

Bedroom
15'5 x 8'2 (4.70m x 2.49m)

Bedroom
10'11 x 10'2 (3.33m x 3.10m)

Bedroom
15'9 x 8'6 (4.80m x 2.59m)

Bathroom

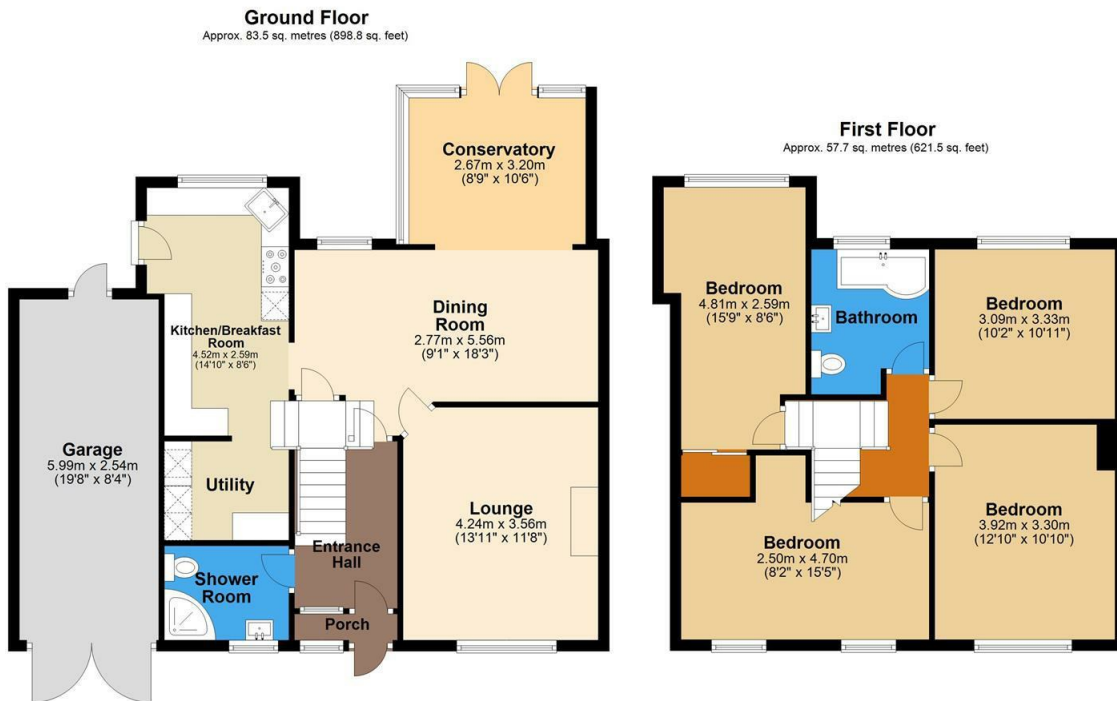
OUTSIDE

Frontage

Rear Garden

Garage
19'8 x 8'4 (5.99m x 2.54m)

Floor Plan



Total area: approx. 141.2 sq. metres (1520.4 sq. feet)

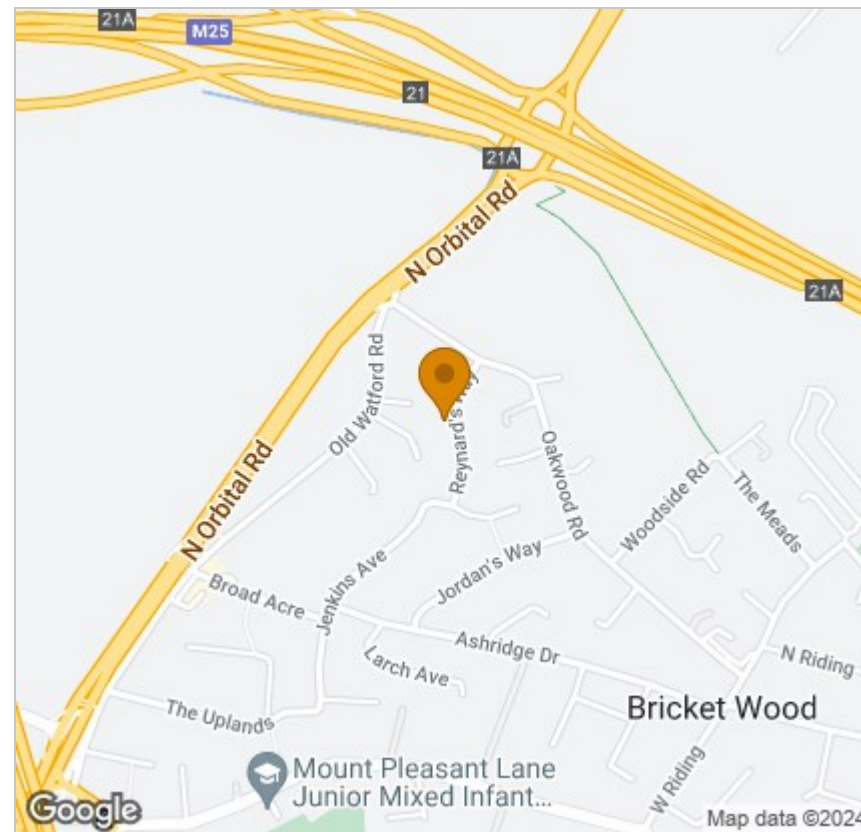
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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

