



Plot 1 at Woodbury Manor Lye Lane, Bricket Wood, AL2 3TW

Guide price £750,000 Freehold



## Plot 1 at Woodbury Manor Lye

Bricket Wood, AL2 3TW

A truly unique opportunity to purchase a plot of land of approximately 39 meters x 36 meters with approved planning permission to build a stunning modern style two storey house including a lower ground floor with approximately 297sq.m./3196sq.ft living space and situated in a leafy position within a gated development off Lye Lane in Bricket Wood.

The spectacular accommodation would include a stunning 31'2" x 28'8" kitchen/diner/living room with bi-folding doors, a multi-use games room/bar, impressive cinema room, three double bedrooms, en-suite to the master and two further bathrooms.

Accessed via Lye Lane on the outskirts Bricket Wood which is popular with families and commuters due to its convenient location. There are many well regarded schools close by, including outstanding Parmiter's school. The property also offers easy access to both the M1 and M25 motorways.

The current planning permission can be viewed online at St Albans Council's website at Ref 5/2022/2527





## ACCOMMODATION

Hallway

Kitchen/Dining/Living Room

31'2" x 28'8" (9.5 x 8.75)

Bedroom 1

En-Suite

Bedroom 2

Bedroom 3

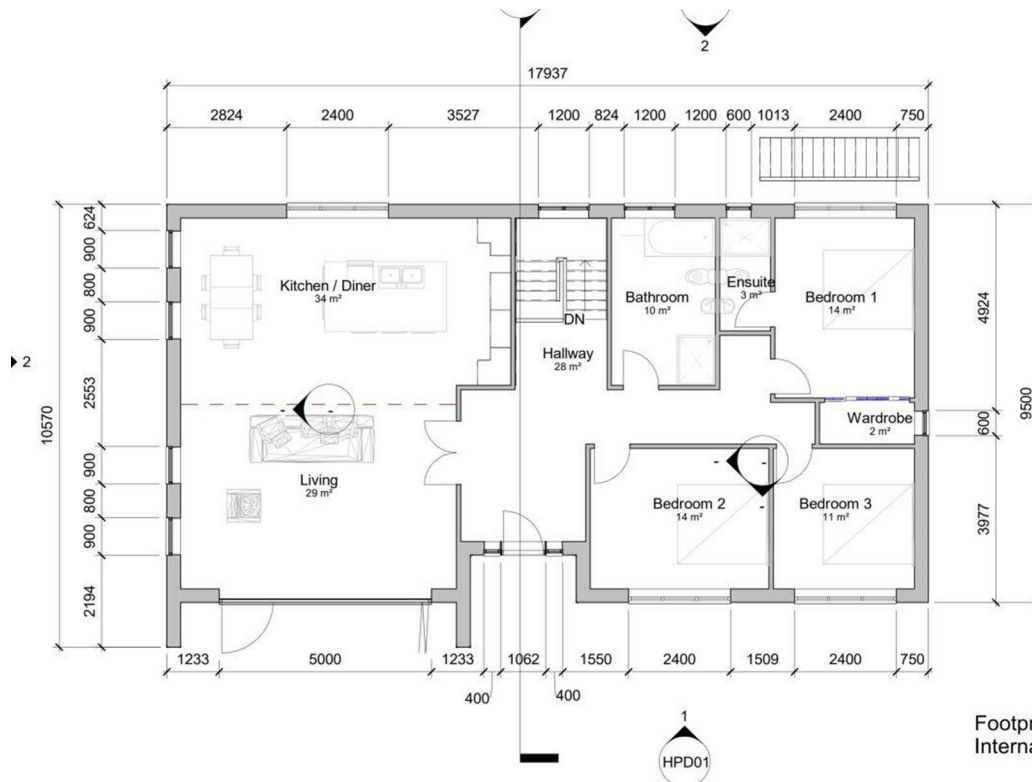
Bathroom

## LOWER GROUND FLOOR

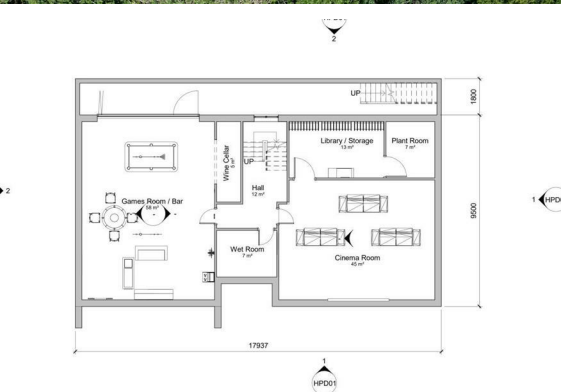
Games Room/Bar

Cinema Room

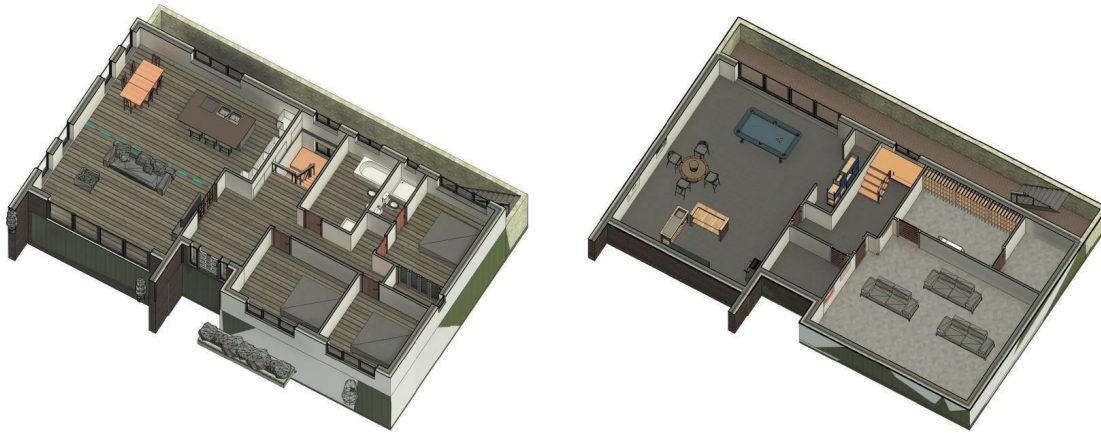
Library / Storage



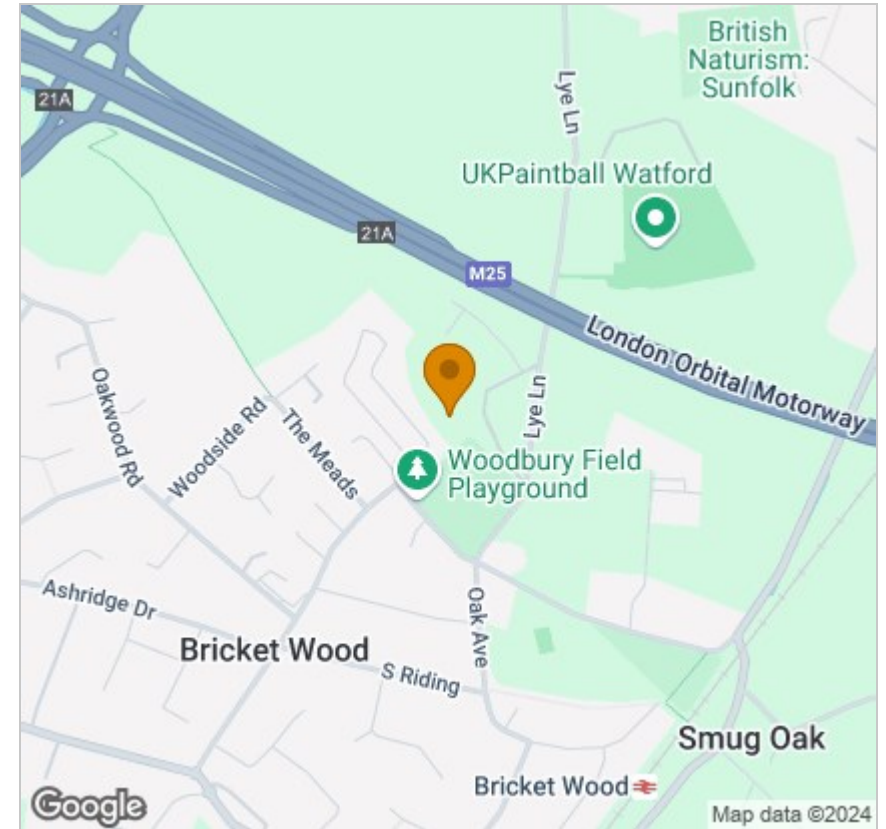
Footprint: 170 s  
Internal area: 1



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

