



HEARTWOOD
HOMES

Old Watford Road, Bricket Wood, St. Albans, AL2 3UN

£700,000

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A fantastic size four bedroom family home set in the popular Bricket Wood area of St Albans with excellent access to the motorway networks. The property is also ideally located close to sought after schooling, a variety of local shops and only a short drive from both St Albans and Watford centres.

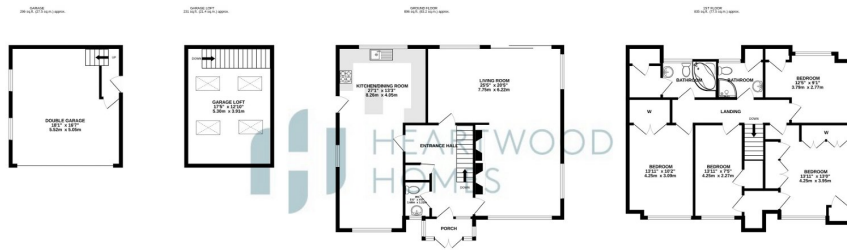
This impressive home provide spacious and versatile accommodation. You approach the property via the double gates on to a block paved driveway providing ample off street parking. There is a good size storm porch which leads through to the entrance hall where you access all rooms including the ground floor W.C. To the left of the building there is a large and bright, multi aspect living room and to the right is a magnificent and modern kitchen dining room with a stand alone island, ideal for modern day family life. Upstairs there are four well proportioned bedrooms and two attractive bathrooms.

Externally to the front is a useful double garage with a usable loft space/games area above. To the rear is a landscaped garden complete with a good size patio area ideal for entertaining.

Please call us to arrange an appointment time to view this superb home, EPC Grade D



- Beautiful and modern kitchen • Excellent motorway access dining room
- Large living room
- Close to sought after schooling
- Two bathrooms
- Landscaped garden
- Detached double garage and off street parking
- EPC rating D



TOTAL FLOOR AREA: 2225sq ft (206.7 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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