



Connells

Hamlet Close
Bricket Wood St. Albans



Property Description

A beautifully presented detached family home with three double bedrooms and a ground floor study offers plenty of living space, parking and rear garden is ideal for moving in without needing to renovate or maintenance.

Upon entering the property, you are greeted with the large kitchen and dining room. The kitchen dining room is spacious and well-designed, offering a range of storage options and built-in appliances. It serves as a versatile space for cooking, dining, and entertaining.

The presence of a home office provides a dedicated space for work or study, offering convenience and privacy within the property. As well as the added bonus of the downstairs toilet, providing comfort for guests.

The living room overlooks the mature and private rear garden, providing a comfortable and inviting space for relaxation and family gatherings.

The property features three good-sized bedrooms on the first floor, offering ample space for family members or guests.

The principal bedroom boasts an en-suite shower room, providing added convenience and privacy for the occupants.

In addition to the en-suite, there is a family bathroom available on the first floor, serving the needs of the household.

Entrance Hall

11' 6" x 3' 7" (3.51m x 1.09m)

Downstairs Wc

4' 10" x 2' 10" (1.47m x 0.86m)

Lounge

20' 3" x 12' (6.17m x 3.66m)

2 radiators with french doors.

Kitchen

21' 4" x 8' (6.50m x 2.44m)

A converted garage with high spec kitchen. Including electric hob, double fan. White goods to remain.

Landing

9' 5" x 9' (2.87m x 2.74m)

Bedroom One

14' 10" x 11' 1" (4.52m x 3.38m)

With built in wardrobes

Ensuite

5' 10" x 5' 10" (1.78m x 1.78m)

Window. Shower

Bedroom Two

11' 1" x 11' (3.38m x 3.35m)

Bedroom Three

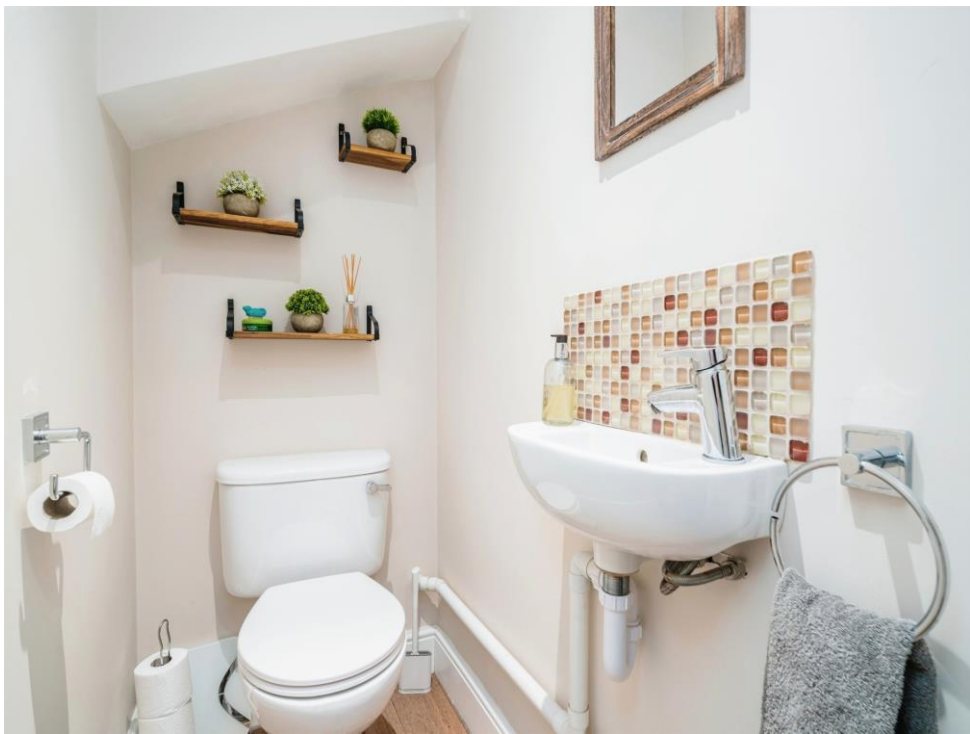
8' 11" x 8' 7" (2.72m x 2.62m)

Utility/Office

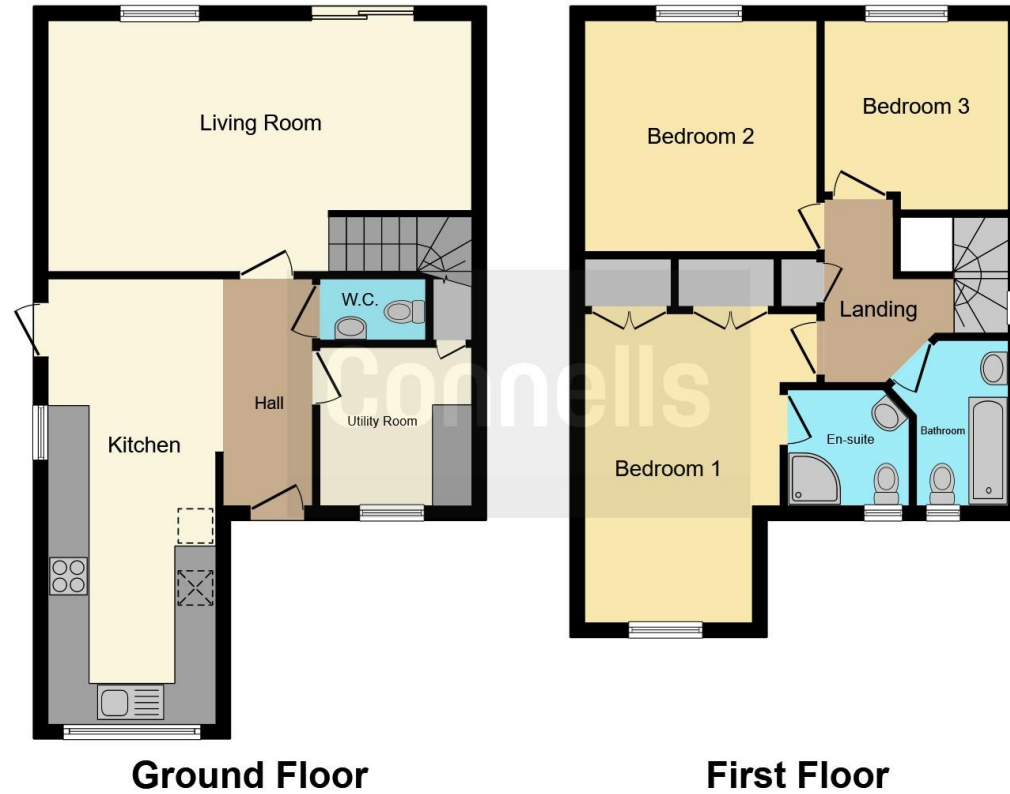
7' 6" x 7' 3" (2.29m x 2.21m)

Currently used as an office space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C

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Tenure: Freehold



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