



**Connells**

Mount Pleasant Lane  
Bricket Wood St. Albans





## Property Description

This detached residence offers a thoughtful design on a spacious plot, secured by electric gates. With a contemporary ambiance, it features an open living room with Bi-Folding doors for seamless indoor-outdoor living. The heart of the home is the open plan kitchen/diner ideal for family gatherings. The first floor hosts a master bedroom with an ensuite, two double bedrooms, and a family bathroom. The second floor provides two additional double bedrooms serviced by a large shower room. Externally, an attractive tiered garden complements the brick-paved driveway. Mount Pleasant Lane is conveniently situated for connections to Watford Junction, M1, M25, and St. Albans city centre.

### Entrance Porch

24' 7" x 3' 10" ( 7.49m x 1.17m )

### Entrance Hall

### Cloakroom Wc

5' 9" x 4' 4" ( 1.75m x 1.32m )

### Study/Optional Bedroom

10' 2" x 8' 3" ( 3.10m x 2.51m )

### Lounge

19' x 12' 11" ( 5.79m x 3.94m )

### Dining Room

15' 1" x 10' 9" ( 4.60m x 3.28m )

### Kitchen

9' 7" x 5' 11" ( 2.92m x 1.80m )

### Utility Room

8' 9" x 6' 10" ( 2.67m x 2.08m )

## Landing

15' 10" x 7' 3" ( 4.83m x 2.21m )

## Bedroom One

17' 2" x 13' 6" ( 5.23m x 4.11m )

## Ensuite

7' 8" x 7' ( 2.34m x 2.13m )

## Bedroom Two

14' x 12' 7" ( 4.27m x 3.84m )

## Bedroom Three

15' 9" x 11' 6" ( 4.80m x 3.51m )

## Bedroom Four

15' 6" x 13' 6" ( 4.72m x 4.11m )

## Bedroom Five

15' 2" x 15' 6" ( 4.62m x 4.72m )

## Second Floor Shower Room

9' 5" x 5' ( 2.87m x 1.52m )

## Central Heating

## Tiered Garden

## Brick Paved Driveway

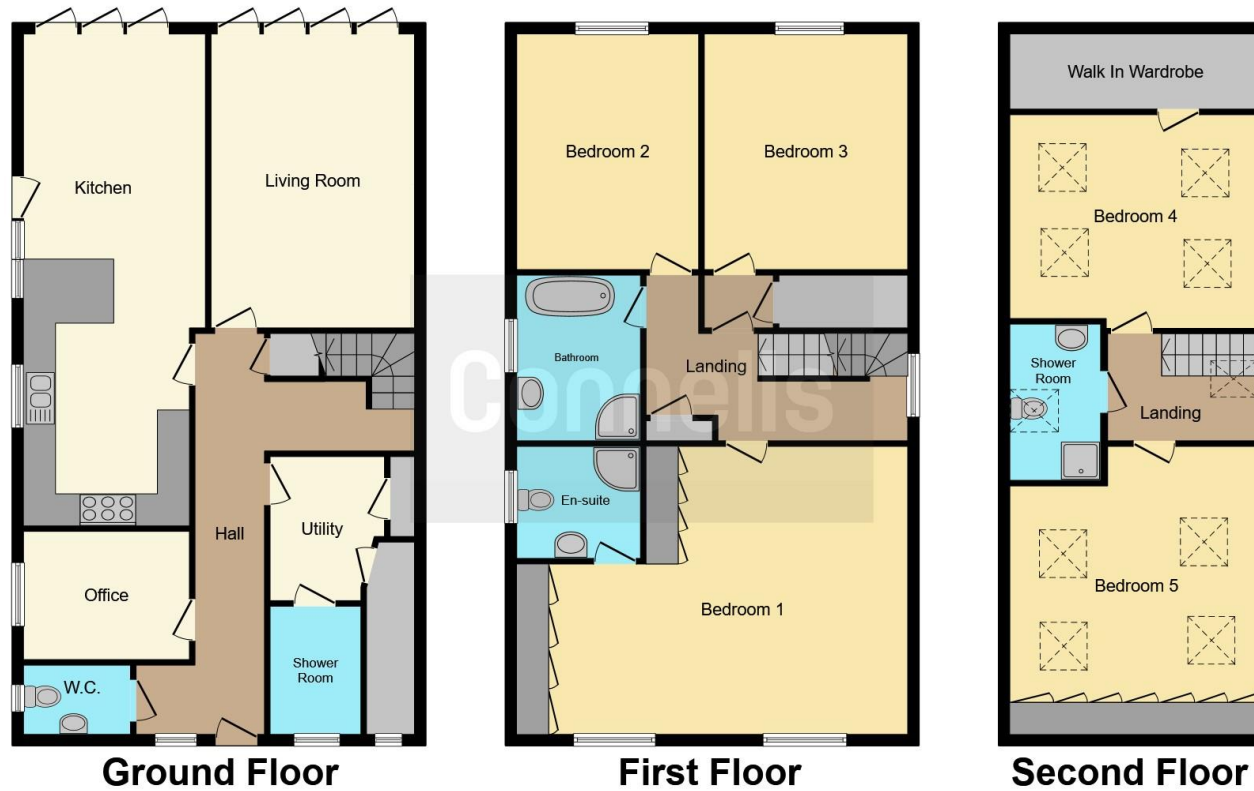












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**EPC Rating: B**

Tenure: Freehold

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