



Connells

Wildwood Avenue
Bricket Wood St. Albans

Wildwood Avenue Bricket Wood St. Albans AL2 3XG

for sale offers in excess of
£1,250,000



Property Description

Welcome to this exceptional brand new 5-bedroom detached home, ideally located on the highly regarded Wildwood Avenue in Bricket Wood.

Offered chain free and designed with modern family living in mind, this spacious and thoughtfully laid-out property combines contemporary finishes with practical features such as underfloor heating & an air source heat pump.

Set back from the road with a private driveway, this stunning home offers beautifully finished accommodation, including two generous reception rooms, a separate utility room, and three stylish bathrooms-making it ideal for growing families or those who love to entertain.

The heart of the home is the light-filled kitchen/dining area, with ample space for family meals and gatherings, flowing seamlessly onto the private rear garden-perfect for outdoor dining and relaxation. There are five well-proportioned bedrooms, two of which have the luxury of an en-suite.

Perfectly positioned within easy reach of St Albans, excellent local schools, green open spaces, and transport links, this is a rare opportunity to secure a newly built, high-spec home in a desirable village location.

It is our understanding that the title is not yet registered at Land Registry. Your conveyancer will take the necessary steps and advise of the associated timeframes for registration and advise you accordingly.

10' 2" max x 15' 1" max (3.10m max x 4.60m max)

Bedroom Three

11' 5" max x 11' 7" max (3.48m max x 3.53m max)

Bedroom Four

11' 1" max x 11' 5" max (3.38m max x 3.48m max)

Bedroom Five

10' 2" max x 10' 9" max (3.10m max x 3.28m max)

Ensuite

7' 5" max x 10' 2" max (2.26m max x 3.10m max)

Bathroom

8' 6" max x 7' 2" max (2.59m max x 2.18m max)

Hallway

16' max x 6' 10" max (4.88m max x 2.08m max)

Sitting Room

16' 1" max x 15' 1" max (4.90m max x 4.60m max)

Kitchen

18' max x 14' 9" max (5.49m max x 4.50m max)

Utility Room

9' 10" max x 6' 10" max (3.00m max x 2.08m max)

Dining Room

10' 9" max x 14' 1" max (3.28m max x 4.29m max)

Bedroom One

12' 9" max x 15' 9" max (3.89m max x 4.80m max)

Ensuite

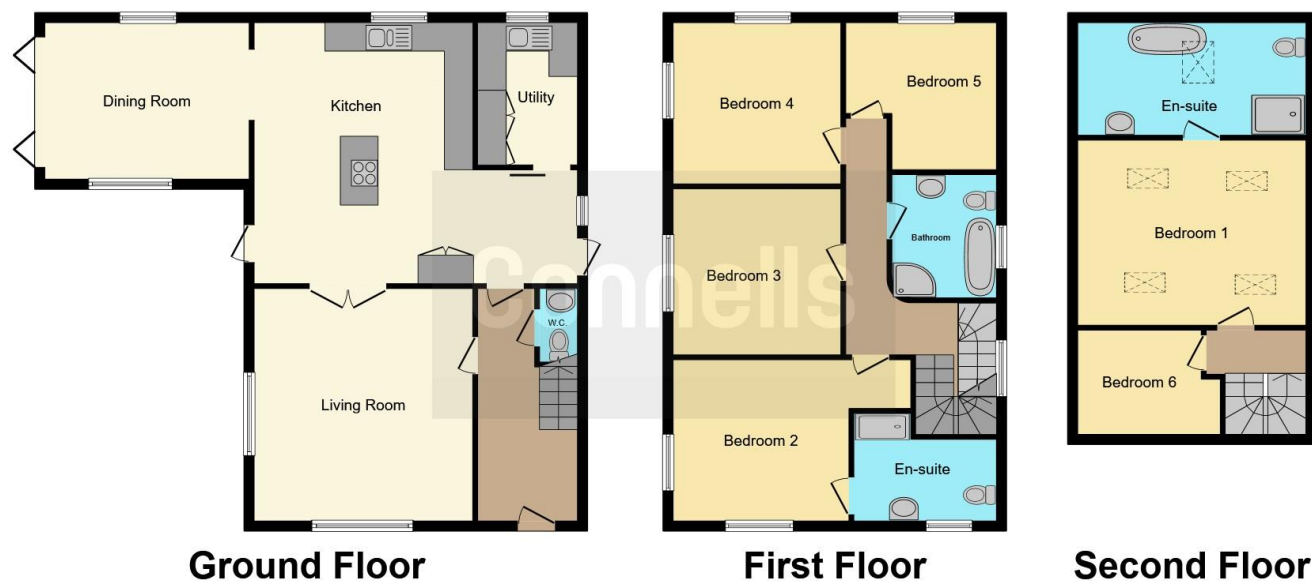
8' 6" max x 15' 1" max (2.59m max x 4.60m max)

Bedroom Two









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 stalbens@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/STA316895



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA316895 - 0006