



Connells

Jays Close
Bricket Wood St. Albans



Property Description

Step inside and you'll discover a versatile ground floor with three bright reception rooms, including a cosy office/TV room and a formal dining room perfect for hosting family and friends. At the heart of the home is a generous kitchen/breakfast room, designed for relaxed mornings and everyday gatherings, complemented by a practical utility room and a handy downstairs cloakroom.

Upstairs, four spacious bedrooms provide comfort for the whole family. The principal suite enjoys its own en suite, while every bedroom benefits from built-in storage. A modern family bathroom completes the first floor.

The outside space is equally impressive. A large, private rear garden with a lush lawn and patio area creates the ideal setting for summer entertaining or peaceful evenings. To the front, a garage and off-street parking add both convenience and security.

Set in a quiet gated development, this home offers a peaceful retreat while remaining close to excellent schools, local amenities and transport links into St Albans and London.

This is a rare opportunity to secure a substantial, well-appointed home in one of Bricket Wood's most desirable locations - not to be missed.



Entrance Hallway

Cloakroom

Sitting Room

19' 9" x 11' 3" (6.02m x 3.43m)

Dining Room

12' 6" x 10' 7" (3.81m x 3.23m)

Kitchen/Breakfast Room

17' 9" Max x 8' 5" (5.41m Max x 2.57m)

Utility Room

6' x 6' 2" (1.83m x 1.88m)

Reception Room

10' 6" x 6' (3.20m x 1.83m)

Stairs Rising To First Floor

Bedroom One

16' x 11' 5" (4.88m x 3.48m)

En Suite

6' 6" x 6' 2" (1.98m x 1.88m)

Bedroom Two

12' 2" Max x 11' 5" (3.71m Max x 3.48m)

Bedroom Three

11' 9" Max x 8' 6" Max (3.58m Max x 2.59m Max)

Bedroom Four

8' 8" Max x 7' 9" Max (2.64m Max x 2.36m Max)

Family Bathroom

9' 8" x 6' 2" (2.95m x 1.88m)









Ground Floor



First Floor

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 Council Tax
 Band: G

Tenure: Freehold

[view this property online \[connells.co.uk/Property/STA317369\]\(http://www.connells.co.uk/Property/STA317369\)](http://www.connells.co.uk/Property/STA317369)



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: STA317369 - 0002