



Connells

St. Lawrence Way
Bricket Wood St. Albans

St. Lawrence Way Bricket Wood St. Albans AL2 3XN

for sale guide price
£525,000



Property Description

This spacious three bedroom semi detached family home comprises of an entrance hall, utility room, office, dining room, living room, kitchen and conservatory on the ground floor and then three bedrooms and a shower room on the first floor. Externally there is a driveway and an enclosed rear garden.

St Lawrence Way is located in a sought after road in the heart of Bricket Wood in St Albans and a short walk to a parade of shops and close by to the major motorway networks including the M1 and M25. St Albans and Watford are just a short drive away and both provide an excellent selection of shopping and leisure facilities, well regarded schools as well as mainline railway stations into London.CHAIN FREE

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly".

Entrance Hall

Cloakroom

5' 8" x 3' (1.73m x 0.91m)

Window to the side, wash and basin and wc.

Lounge

23' 9" max x 10' max (7.24m max x 3.05m max)

Sliding doors to the rear.

Dining Room

10' 2" max x 11' 3" max (3.10m max x 3.43m max)

Window to the front and side, stairs to the first floor, storage heaters.

Kitchen

10' 7" max x 13' max (3.23m max x 3.96m max)

Window to the front and rear, door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric hob and oven, space for dishwasher, fridge freezer and under counter fridge or freezer, storage heaters and laminate flooring.

Conservatory

8' x 11' 1" (2.44m x 3.38m)

Patio doors to the side.

Utility Room

7' 3" max x 10' 5" max (2.21m max x 3.17m max)

Window to the front, space for washing machine and tumble dryer, sink and drainer.

Study

5' 6" x 7' 1" (1.68m x 2.16m)

Landing

Access to the loft and carpet.

Bedroom One

11' max x 10' max (3.35m max x 3.05m max)

Window to the rear, built in wardrobe, over stairs cupboard, storage heater.

Bedroom Two

14' 3" max x 8' max (4.34m max x

2.44m max)

Window to the rear, built in wardrobe, airing cupboard, storage heater and carpet.

Bedroom Three

8' 1" x 8' 1" (2.46m x 2.46m)

Window to the front, storage heater and carpet.

Shower Room

5' x 10' 1" (1.52m x 3.07m)

Window to the front, three piece suite comprising of wc, wash hand basin and shower, heated towel rail, tiled flooring.

Driveway

Block paved.

Rear Garden

Laid to lawn with patio area, flower beds and fences to the borders, side access.





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

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EPC Rating: E

view this property online connells.co.uk/Property/MWK305465



Tenure: Freehold



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.

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