



Oakwood Road, Bricket Wood

In Excess of £1,635,000

proffitt
& holt





Oakwood Road

Bricket Wood, St. Albans

Proffitt and Holt are proud to offer this simply stunning and deceptively spacious five/six bedroom detached family home which has been tastefully re-modelled by the current vendors throughout. The accommodation is both flexible and versatile and spans over (approximately) 3,500sq ft in total, offering both open plan living as well as separate living and entertaining areas to suit all modern day family requirements.

The internal accommodation briefly comprises; a generous entrance hall, formal living room, second reception (currently utilised as a sixth bedroom with own en suite shower room), a downstairs wc, and a beautifully designed and expansive open plan kitchen/breakfast and living space with bi folding doors out - a real 'must see', complete with a very practical and generous utility room. Also to the ground floor there is a further 'guest suite' with a dual aspect double bedroom and own en suite shower room with views over the outdoor swimming pool and garden area. To the first floor the property boasts four well proportioned double bedrooms off of a spacious landing (two with en suites) where the master suite is currently set up with its own dressing area with fitted wardrobes. This room is easily converted back to another bedroom with double doors between this and the master bedroom which also benefits from its own luxury en suite shower room. Both rooms are large enough to facilitate study areas for those wishing to work from home and there is the added benefit of a further family bathroom off the landing.

Externally, the property excels with ample parking available as well as a garage accessed via the front and also from the guest bedroom to the ground floor. Whilst to the rear the garden is both low maintenance and an idyllic retreat (ideal for entertaining) with a generous and raised paved patio seating area, a pergola with additional patio, and the remainder of the garden is laid with shingle and decorative stones with the main focal point being a beautifully maintained outdoor swimming pool (with cover) complete with its own pool house.



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Bricket Wood, St. Albans

Bricket Wood is a village in the county of Hertfordshire, England, 4.2 miles (6.8 km) south of St Albans and 4.2 miles (6.8 km) north-northeast of Watford. The village of Abbots Langley is approximately 3.4 miles away. Bricket Wood railway station is approximately 0.9 miles from the property and is served by the Abbey Line which runs a service between St Albans Abbey station and Watford Junction station with its fast services into London. Local schooling is within walking distance and Parmiters school is approximately 1.6 miles from the property.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Five-Six Bedrooms
- Detached Family Home
- Approaching 3,500sq ft of Accommodation
- Swimming Pool
- Beautifully Re Modelled by Current Vendors
- Stunning Open Plan Kitchen/Breakfast/Living Area
- Generous Room Sizes
- Garage + Ample Parking
- Five Bathrooms





General Information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



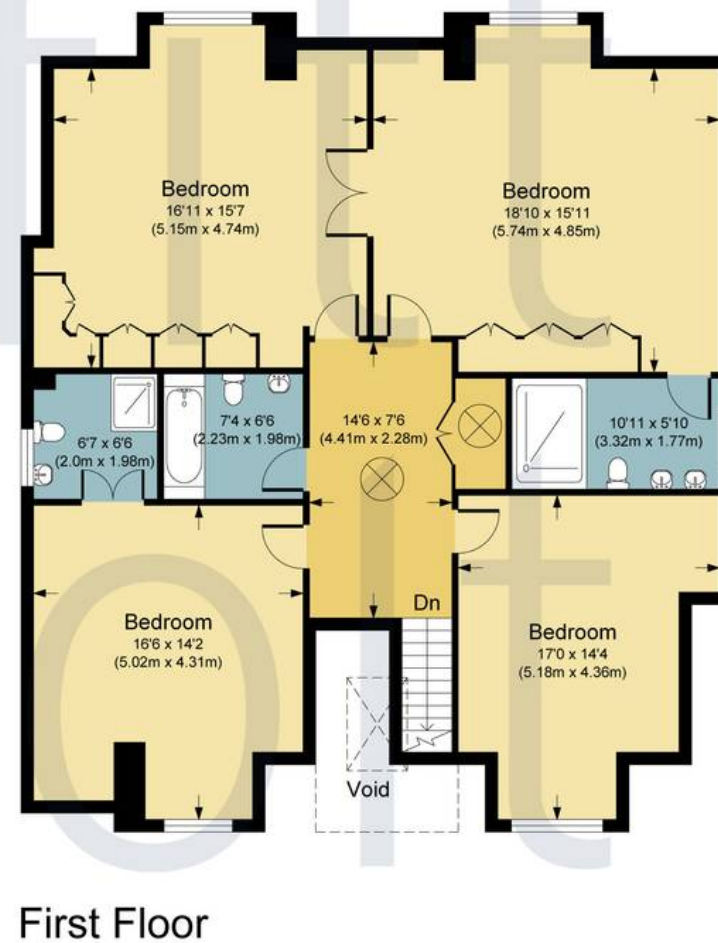
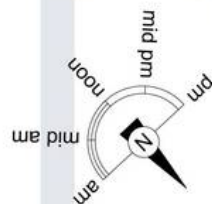








7'6" x 4'11"
(2.28m x 1.49m)



OAKWOOD ROAD, AL2

APPROX. GROSS INTERNAL FLOOR AREA 3471.89 SQ FT / 322.55 SQ M. INC. GARAGE

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