



2 Moran Close, Bricket Wood, St. Albans, AL2 3YT

Guide Price £725,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Location
- Detached Family Home
- Four Bedrooms
- En Suite To Master Bedroom
- Study
- Utility Room
- Downstairs WC
- Garage/Workshop
- Council Tax Band G

NO UPPER CHAIN Situated in a quiet cul de sac location within the heart of Bricket Wood, St Albans. This three bedroom detached property is ideal for the growing family.

The property begins with a welcoming and spacious entrance hallway. Positioned to the front of the home is a sitting room looking out onto the front aspect of the home. There is a fully functional kitchen, in addition next to the kitchen is a utility room. The generous sized dining room is perfect for entertaining which provides access into a light filled conservatory. Completing the ground floor is a study and downstairs WC.

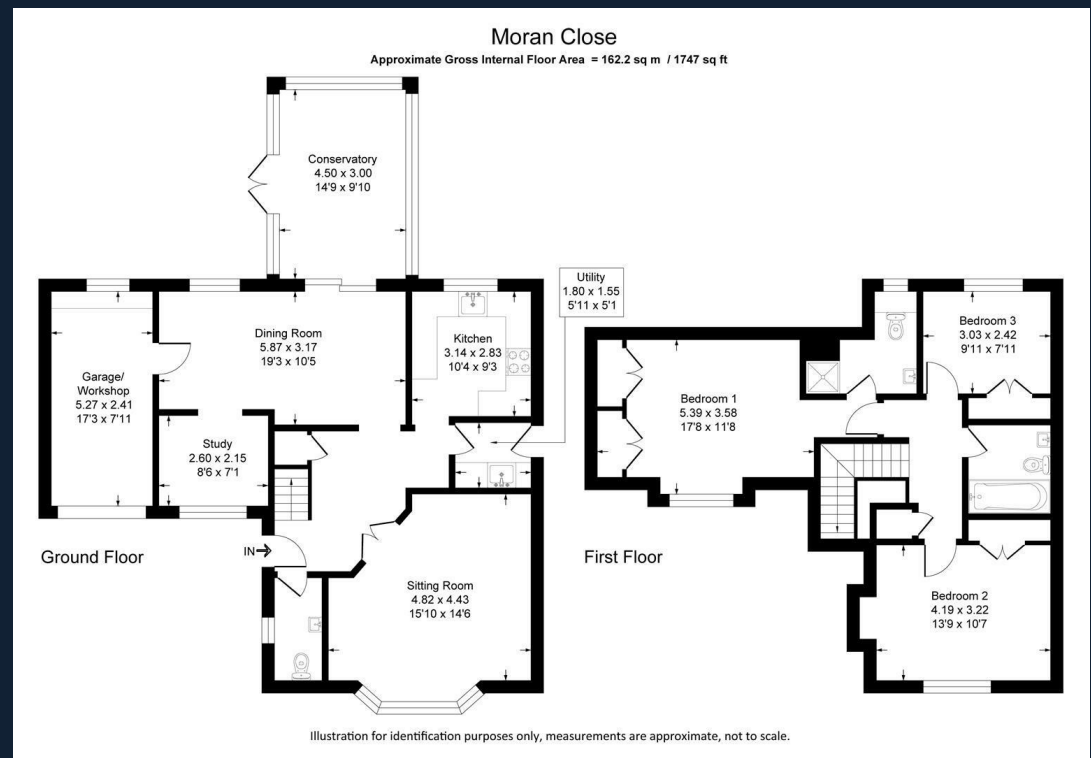
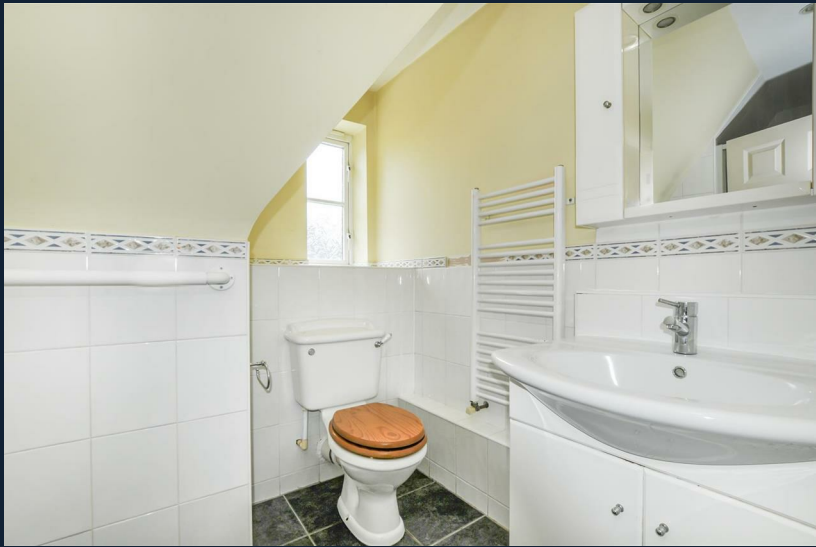
To the first floor, there are three good sized bedrooms. The master bedroom boasts its own three piece en suite shower room and built in wardrobes. Completing the accommodation is a family bathroom.

Outside, the rear garden comes mainly laid to lawn with a patio area ideal for those summer months. To the front of the home there is a garage/workshop accessed by own driveway, the property also provides off street parking.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	84
Very environmentally friendly - lower CO ₂ emissions			
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Not environmentally friendly - higher CO ₂ emissions			
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