



Guide Price £565,000

42 Jenkins Avenue, Bricket Wood, St. Albans, AL2 3RY



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Sought After Area
- Semi Detached Bungalow
- Three Bedrooms
- Bathroom
- Garage
- Rear Garden
- Close To Local Amenities
- Council Tax Band E

Situated on a one of Bricket Woods sought after roads, this three bedroom semi detached bungalow is the perfect home for first time buyers and downsizers alike.

The property begins with a welcoming entrance hallway. There is a spacious sitting room which looks out onto the rear garden. The fully functional fitted kitchen offers access out to the rear garden.

The home has three bedrooms on offer, the master and bedroom two have the added benefit of built in wardrobe storage. Completing the accommodation is a three piece shower room and an additional separate WC.

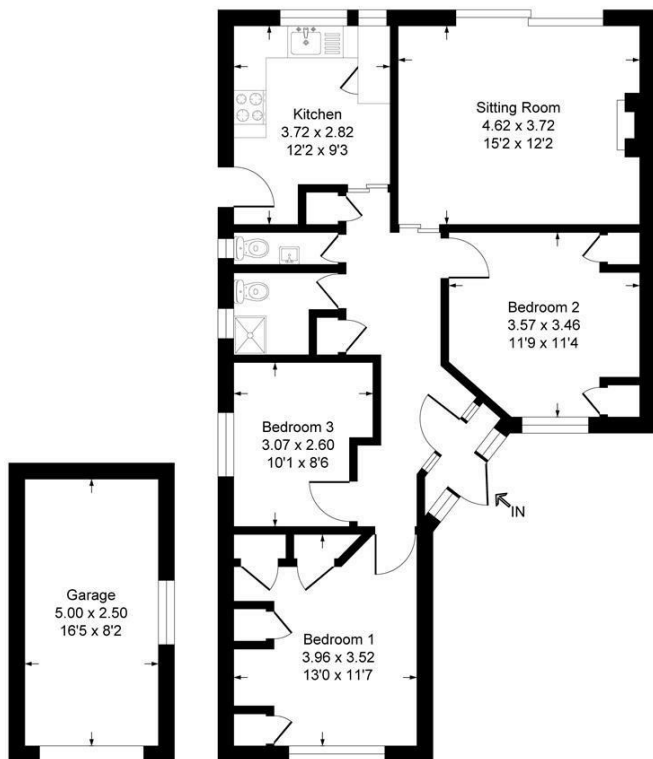
Outside, the rear garden is mainly laid to lawn with a patio area perfect for summer months. There is a garage accessed by own driveway and provides ample storage space, alternatively it can be modified into a home office. To the front, the property has off street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





Jenkins Avenue
 Approximate Gross Internal Floor Area = 78.3 sq m / 843 sq ft
 Garage Area = 12.5 sq m / 135 sq ft
 Total Area = 90.8 sq m / 978 sq ft



Garage Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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www.carterhayward.co.uk

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Energy Efficiency Rating	
	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	
Current: 65	Potential: 83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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