



9 Garnett Drive, Bricket Wood, St. Albans, Hertfordshire, AL2 3QN

Guide Price £800,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Location
- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Office
- Utility
- Garage
- Ample Off Street Parking





*****NO UPPER CHAIN***** Nestled in a quiet and very sought after cul de sac location in the heart of Bricket Wood, this well presented four bedroom detached home is perfect for the growing family.

The property's accommodation begins with an entrance hallway, to the front of the property is a spacious lounge. To the rear of the home there is a large kitchen/breakfast room which leads into a family dining area, an office and a utility room. Completing the ground floor is a downstairs WC.

To the first floor, there are four good sized bedrooms, the large master bedroom boasts a four piece en suite bathroom which includes a walk-in shower. All bedrooms has the added benefit of wardrobe space. To finish the first floor there is a fully tiled family bathroom.

Outside, is a private rear garden mainly laid to lawn with a patio area ideal for summer entertaining. To the front, there is a garage accessed via own driveway and ample off street parking for multiple vehicles.

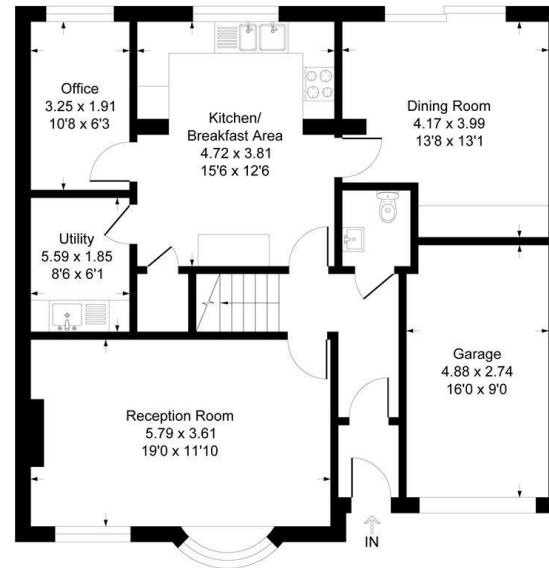
Viewings strictly by appointment through Carter Hayward on 01923 682888.



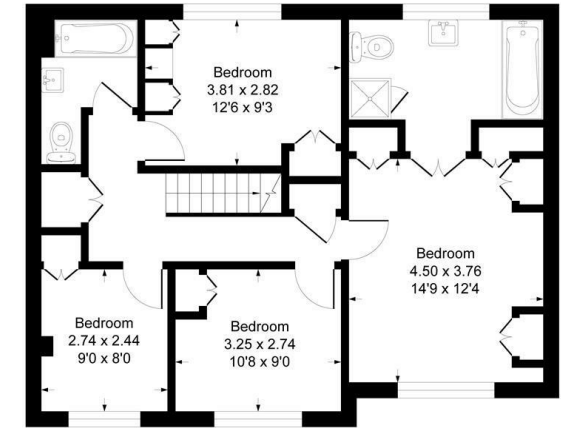


Garnett Drive AL2

Approximate Gross Internal Floor Area = 167.1 sq m / 1799 sq ft



Ground Floor



First Floor

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

Energy Efficiency 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		
	77	84
England & Wales	EU Directive 2002/91/EC	

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119 Oakwood Road, Bricket Wood, St Albans,
Hertfordshire, AL2 3QB

01923 682 888
sales@carterhayward.co.uk

www.carterhayward.co.uk