



24 Woodside Road, Bricket Wood, St. Albans, AL2 3QL

Guide Price £675,000

**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



- Premier Road
- Spacious Living Accommodation
- Semi Detached Family Home
- Three Bedrooms
- Modern Kitchen and Dining Room
- Outside Office
- Store Room
- Downstairs WC
- Council Tax Band E
- Close To Local Amenities

Located on one of Bricket Woods premier roads and positioned in the heart of the village, this spacious and extended three bedroom semi detached home is perfect for the growing family.



Upon entry, the property begins with a spacious and welcoming entrance hallway. A door leads to a beautiful modern contemporary kitchen/dining room which flows seamlessly into a family room perfect for relaxing. Completing the ground floor is a cosy lounge overlooking the front aspect of the home and downstairs WC.

To the first floor, there is a range of built in storage located on the landing. There are also three good sized bedrooms on offer, the two larger bedrooms have the added benefit of built in wardrobe space. Completing the property's accommodation is a fully tiled three piece family bathroom with includes a shower bath.

Outside, the rear garden comes mainly laid to lawn with bush and shrub borders, there is also a large patio area ideal for those summer months. In addition the garden has a store room and an office perfect for homeworking. To the front, there is off street parking available for two vehicles.

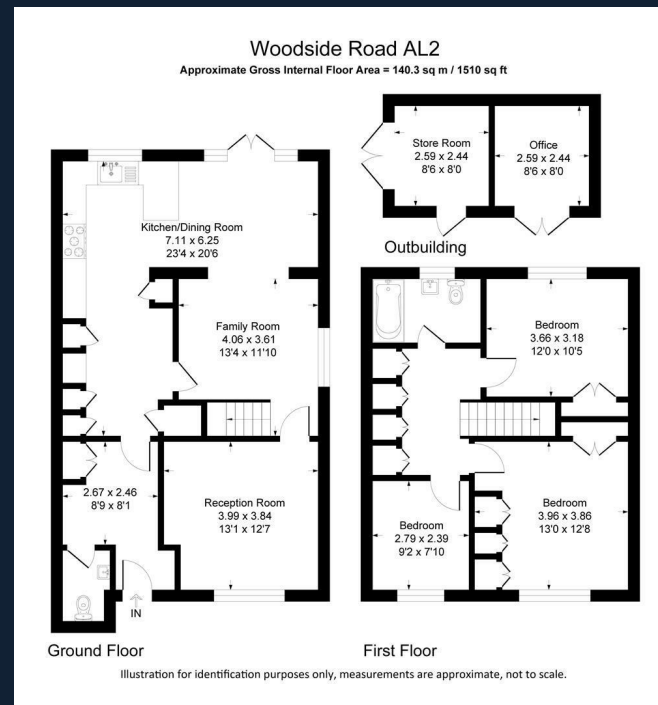
Viewings strictly by appointment through Carter Hayward on 01923 682888.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
75	85		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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