



101 Mount Pleasant Lane, Bricket Wood, St. Albans, AL2 3XF

Guide Price £725,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Location
- Potential For Further Expansion
- Large Frontage
- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Utility Room
- Good Transport Links
- Council Tax Band F

\*\*\*NO UPPER CHAIN\*\*\* Situated on one of Bricket Woods premier roads, this three bedroom detached bungalow comes to the market chain free and has the potential for further expansion STPP.

The property begins with an entrance hallway, there is a good sized sitting/dining room which looks out onto the front aspect of the home. The fully functional fitted kitchen has the added benefit of utility room which gives access out to the rear garden.

There are three bedrooms on offer, bedroom two has its own three piece en suite bathroom. Completing the accommodation is a four piece family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio area and side access. The large frontage of the property offers ample off street parking for multiple vehicles.

The property is close to good transport links and local amenities. The home requires modernisation which will unlock its full potential.

Viewings strictly by appointment with Carter Hayward 01923 682888.





# Mount Pleasant Lane

Approximate Gross Internal Floor Area = 90.1 sq m / 970 sq ft

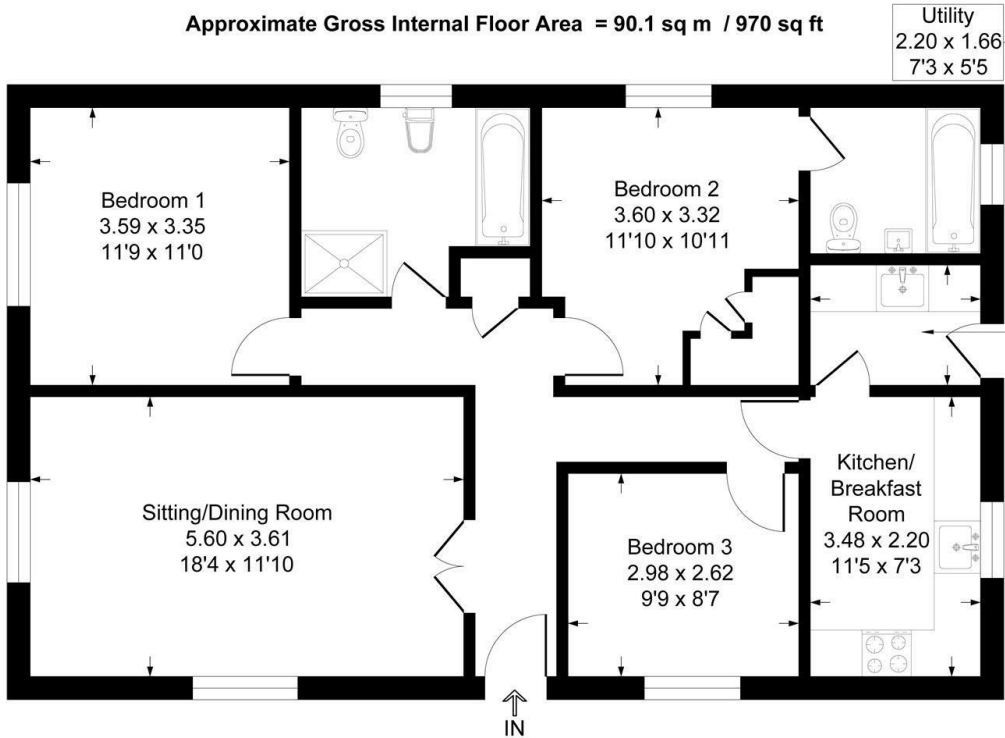


Illustration for identification purposes only, measurements are approximate, not to scale.



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

119 Oakwood Road, Bricket Wood, St Albans,  
Hertfordshire, AL2 3QB  
01923 682 888 sales@carterhayward.co.uk

www.carterhayward.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>84</b>	
	<b>59</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC