



2 Hyburn Close, Bricket Wood, St. Albans, AL2 3QX

Guide Price £695,000

CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After Location
- Detached Family Home
- Four Bedrooms
- Utility Room
- Downstairs WC
- En Suite To Master Bedroom
- Garage
- Off Street Parking
- Council Tax Band F

NO UPPER CHAIN Situated on one of Bricket Woods quiet and popular closes, this four bedroom detached property is ideal for the growing family.



The property begins with a welcoming entrance hallway. The home has a spacious family/dining room making it a perfect area within the home for living and entertaining. There is a fully functional fitted kitchen with ample eye and base level units. In addition, there is a utility room. Completing the ground floor is a downstairs WC.

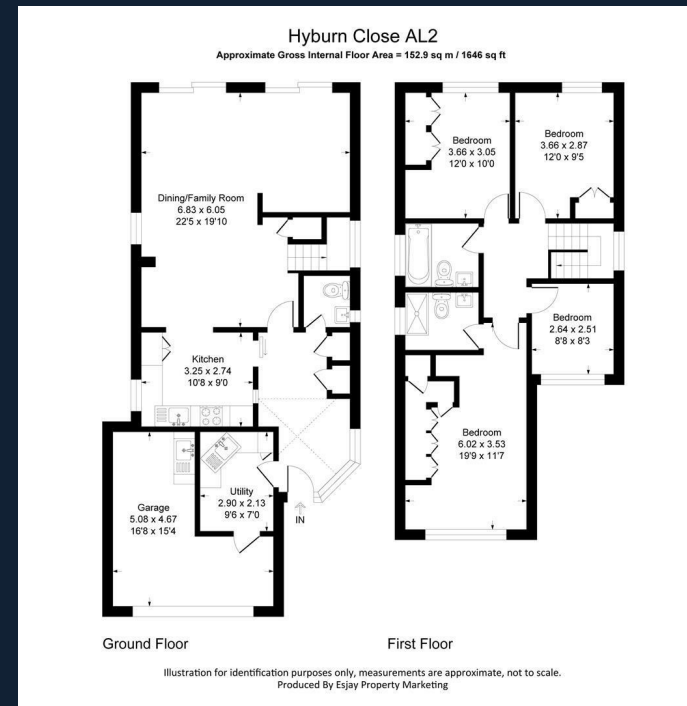
The first floor has much to offer, four good sized bedrooms three of which have built in wardrobe space. The master bedroom boasts its own three piece en suite. Completing the accommodation is a three piece family bathroom.

Outside, the rear garden is mainly patioed and is the ideal space to spend time outside in the summer months. Also on offer is a large garage accessed by own driveway and has the potential of being converted into more living space STPP. Finally, there is off street parking for multiple vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682 888







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	68		82
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
England & Wales		England & Wales	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	