



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



50 BUCKNALLS DRIVE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3XL

GUIDE PRICE £950,000





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50 Bucknalls Drive, Bricket Wood, St. Albans, Hertfordshire, AL2 3XL

Situated on Bucknalls Drive one of Bricket Woods premier roads, this four bedroom detached property is the ideal family home.

The property begins with a spacious entrance hallway. There is a generous sized sitting room located at the rear of the home giving direct access into the rear garden, a separate dining room positioned to the front is perfect for entertaining. There is a fully functional fitted kitchen with the added benefit of a breakfast bar. Completing the ground floor is a downstairs WC.

The first floor has four good sized bedrooms on offer all benefitting from built in wardrobe space. Completing the accommodation is a four piece family bathroom.

Outside, the well maintained rear garden is mainly laid to lawn with a patio area perfect for the summer months, in addition there is an outbuilding currently being used as a garden room and workshop but has the opportunity to be changed into an office for homeworking. Finally the large frontage can accommodate off street parking for multiple vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682 888.







- Sought After Location
- Detached Family Home
  - Four Bedrooms
  - Two Reception Rooms
  - Downstairs WC
- Garden Room & Workshop
- Ample Off Street Parking
  - Rear Garden
  - Council Tax Band E




## Bucknalls Drive

Approximate Gross Internal Floor Area = 155.7 sq m / 1673 sq ft



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

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

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