

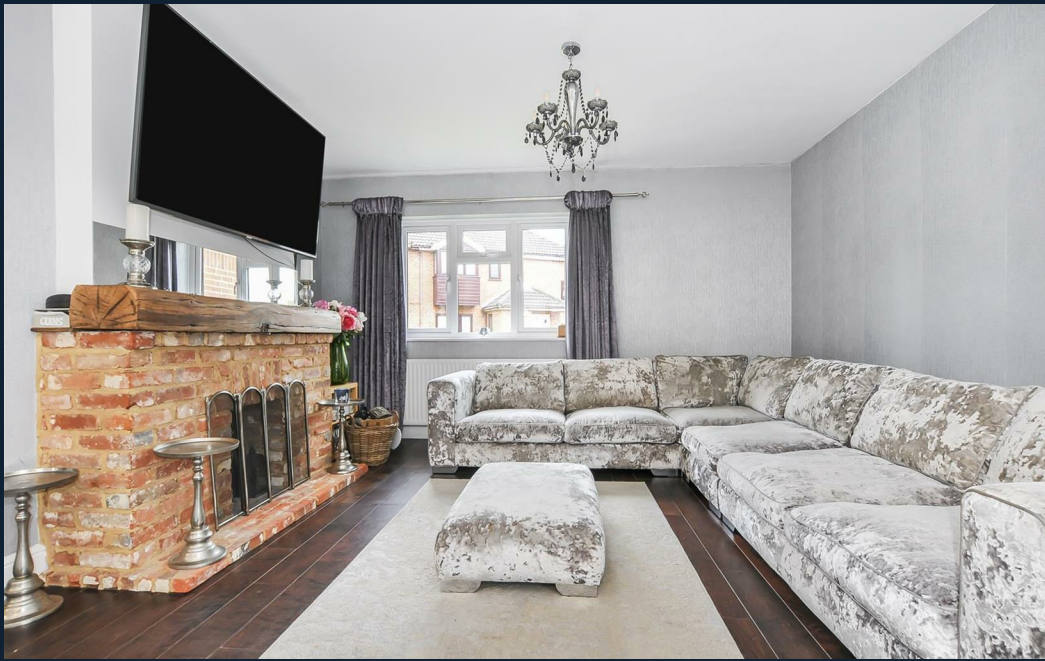


**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



1 RYALL CLOSE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3TS

GUIDE PRICE £635,000



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## 1 Ryall Close, Bricket Wood, St. Albans, Hertfordshire, AL2 3TS

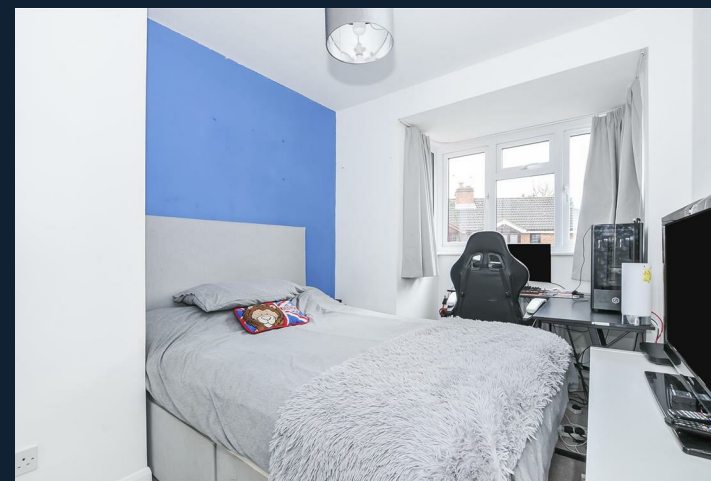
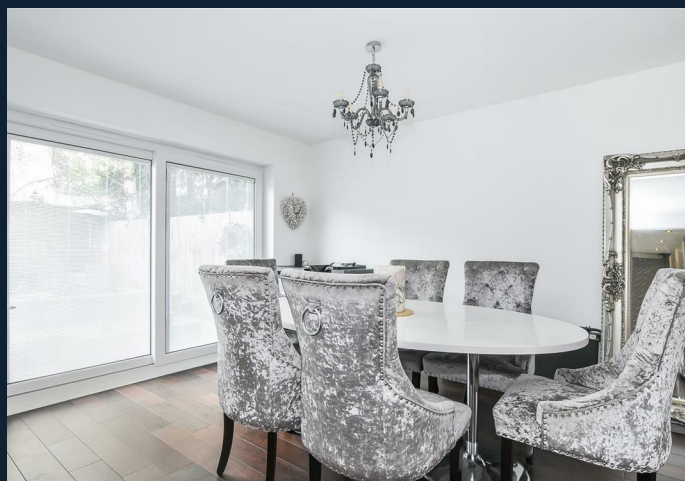
Nestled in a quiet private road in a sought after location within the heart of Bricket Wood, this four bedroom semi detached family home is ideal for the growing family.

Upon entrance there is a spacious and welcoming entrance hallway. To the right there is a downstairs WC. A door leads into a vast and generous sized open plan kitchen diner which also incorporates a cosy lounge area with a feature stock brick fireplace. The kitchen is sleek, modern and contemporary benefitting from integrated appliances and quartz worktop. Completing the ground floor is a utility area located off of the hallway.

To the first floor, there are four good sized bedrooms. Three of which offer built in wardrobe space, the master bedroom benefits from its own three piece en suite bathroom. Finally, there is a modern style fully tiled family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio area perfect for summer entertaining. The property also benefits from ample block paved off street parking.

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





- Sought After & Convenient Location
  - Semi Detached Family Home
    - Four Bedrooms
  - En Suite To Master Bedroom
    - Open Plan Living
    - Downstairs WC
    - Rear Garden
  - Ample Off Street Parking
  - Close To Local Amenities
    - Council Tax Band F



## Ryall Close

Approximate Gross Internal Floor Area = 106.6 sq m / 1148 sq ft

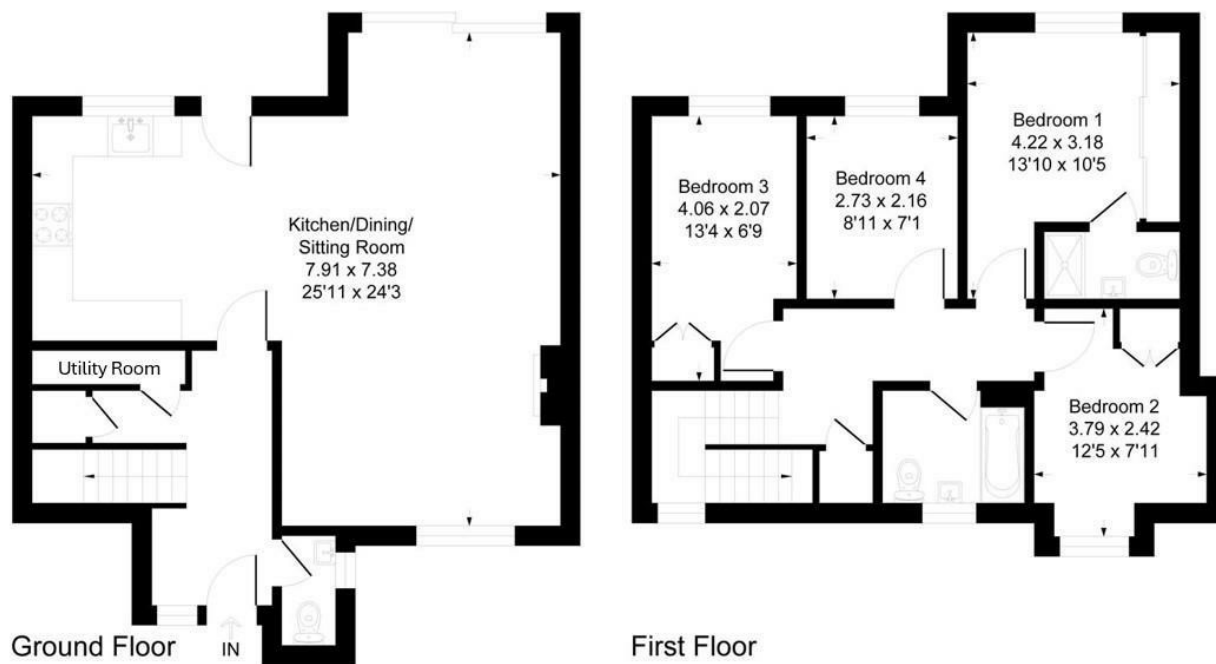



Illustration for identification purposes only, measurements are approximate, not to scale.

### Energy Efficiency Rating

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

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