



13 WILDWOOD AVENUE, BRICKET WOOD, ST. ALBANS, AL2 3XG

GUIDE PRICE £725,000



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

13 Wildwood Avenue, Bricket Wood, St. Albans, AL2 3XG

Nestled in the charming Wildwood Avenue of Bricket Wood, St. Albans, this semi-detached bungalow is a true gem waiting to be discovered. Boasting a spacious 1,196 sq ft, this property offers a perfect blend of comfort and potential.

As you step inside, you are greeted by a welcoming open plan living area, ideal for creating cherished family moments or entertaining guests. With four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

The generous garden, mainly laid to lawn, provides a tranquil retreat where you can unwind amidst nature's beauty. The outbuilding offers additional storage space or could be transformed into a cosy garden retreat.

Conveniently located in a popular cul-de-sac, this property offers not only a peaceful setting but also easy access to good road links and local amenities. With parking for up to two vehicles, you'll never have to worry about finding a spot after a long day.

This property is not just a house, but a canvas waiting for your personal touch. With the potential for further expansion, this could be your ideal family home where memories are made and dreams are realised. Don't miss the opportunity to make this charming bungalow your own.



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- Sought After & Popular Location
- Semi Detached Bungalow
  - Four Bedrooms
- Ideal For Family Living
  - Open Plan Living
  - Rear Garden
  - Outbuilding
- Off Street Parking
- Council Tax Band E





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# Wildwood Avenue AL2

Approximate Gross Internal Floor Area = 111.0 sq m / 1196 sq ft  
(Including Outbuilding)

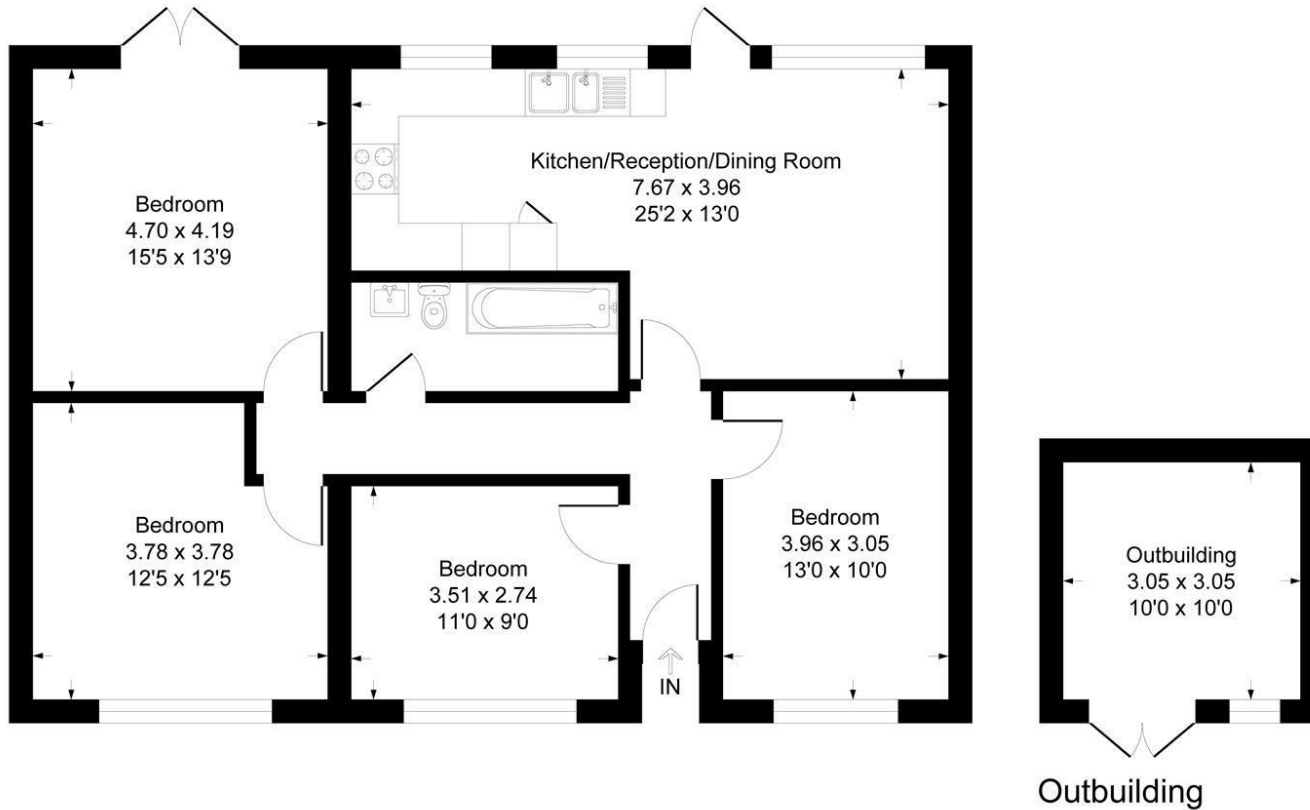


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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