



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



49 ST. LAWRENCE WAY, BRICKET WOOD, ST. ALBANS, AL2 3XY

GUIDE PRICE £325,000



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Nestled in the charming St. Lawrence Way, Bricket Wood, St. Albans, this delightful flat offers a wonderful opportunity for those seeking a new abode. Situated on the ground floor, this purpose-built property boasts a generous 805 sq ft of living space, ideal for first-time buyers or savvy investors alike.

Upon entering, you are greeted by a spacious living room, perfect for relaxing or entertaining guests. The two well-appointed bedrooms provide comfortable space for rest and relaxation. The kitchen offers ample space.

Convenience is key with this property, as it features off-street parking, a rare find in this sought-after location. Additionally, the garage provides extra storage space. The communal garden allow residents to enjoy the outdoors without leaving home.

With no upper chain and a share of freehold, this flat presents a hassle-free opportunity to make it your own. Its proximity to local amenities and good road links further enhance its appeal, ensuring that daily errands and commutes are a breeze.

Don't miss out on the chance to own a piece of this popular locale. Book a viewing today and envision the possibilities that this charming flat in Bricket Wood has to offer.



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- No Upper Chain
- Share Of Freehold
- Sought After Location
- Two Bedroom Ground Floor Flat
- Open Plan Living Room/Kitchen
 - Communal Gardens
 - Garage
- Close To Local Amenities
 - Good Road Links
 - Council Tax Band C



St Lawrence Way AL2

Approximate Gross Internal Floor Area = 74.8 sq m / 805 sq ft

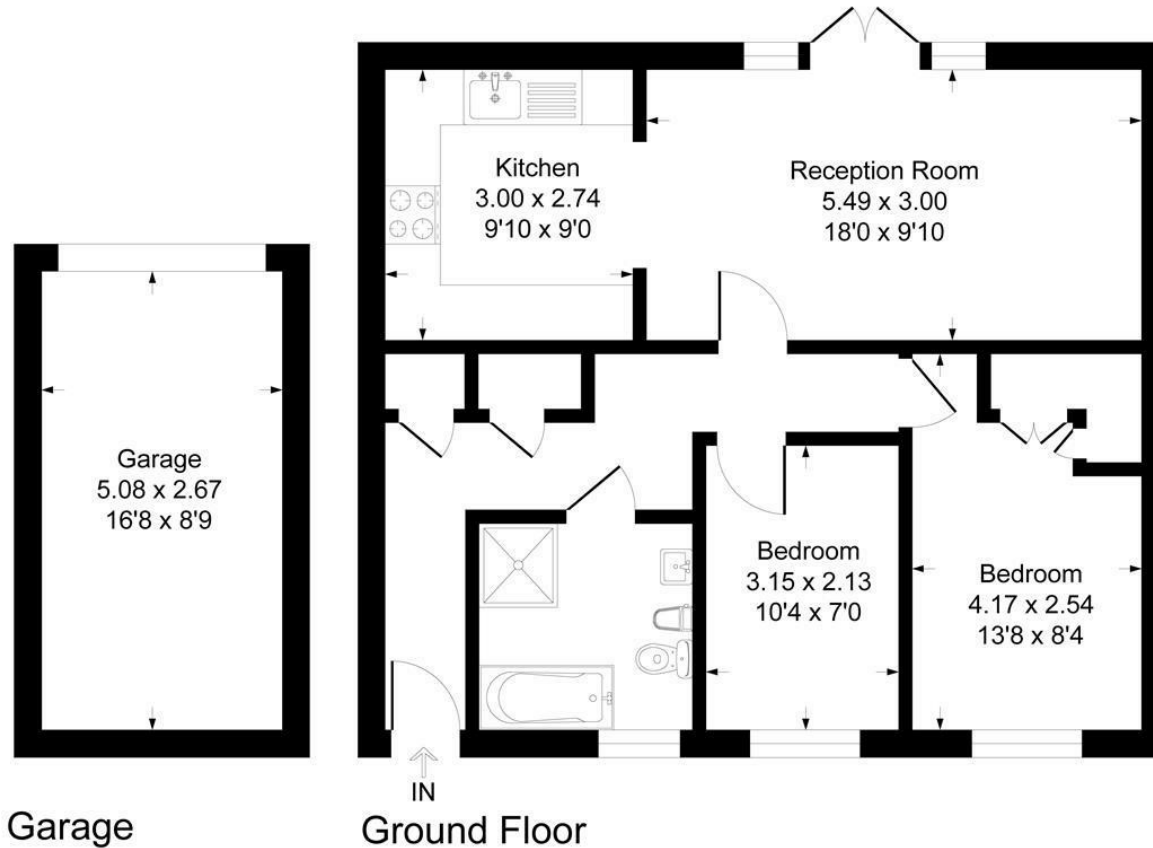



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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

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