



10 SHORT LANE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3SE

GUIDE PRICE £700,000



10 Short Lane, Bricket Wood, St. Albans, Hertfordshire, AL2 3SE

Situated in a quiet and popular location within Bricket Wood, St Albans, this four bedroom detached property is the ideal family residence.

Upon entry there is a welcoming entrance hallway, the spacious sitting/dining room is perfect for everyday living and entertaining. For homeworkers, there is a study room and for convenience a utility room. The fully functional fitted kitchen gives direct access to the rear garden, completing the ground floor is a downstairs WC.

To the first floor, there are four bedrooms on offer. The master bedroom boasts its own en suite shower, the three piece family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn with a patio area, a great space for the summer months. The garage accessed by own driveway provides extra storage, in addition there is off street parking available.

Viewings strictly by appointment through Carter Hayward Estate Agents 01923 682 888.



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- Sought After & Quiet Location
  - Detached Property
  - Four Bedrooms
- En Suite To Master Bedroom
  - Family Bathroom
    - Study
    - Utility Room
  - Downstairs WC
    - Garage
- Council Tax Band F

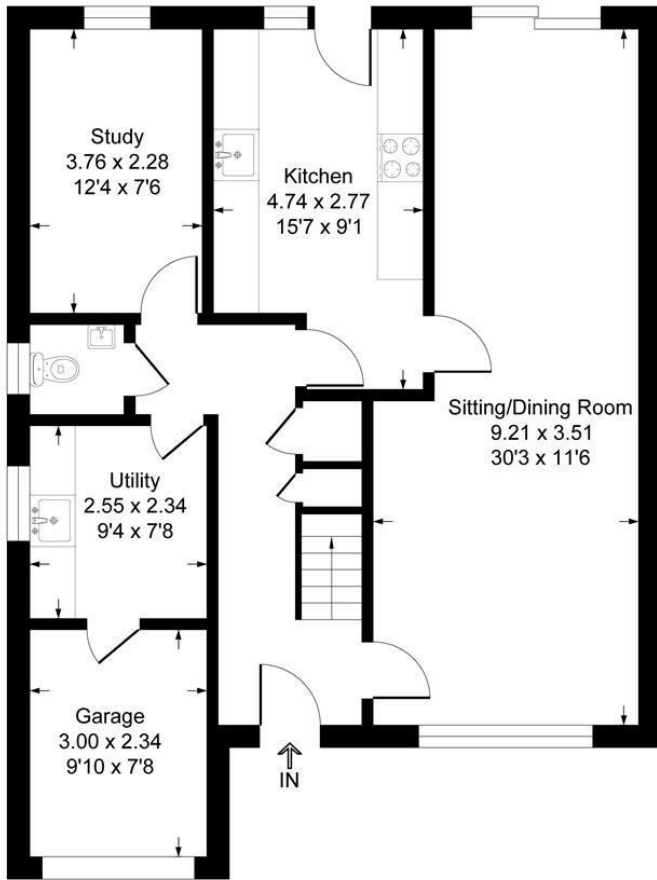




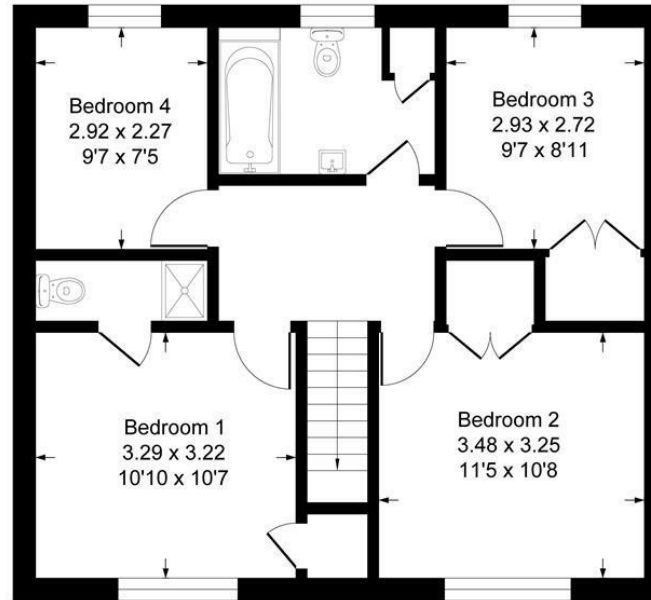
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# Short Lane

Approximate Gross Internal Floor Area = 136.8 sq m / 1473 sq ft



Ground Floor



First Floor

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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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INDEPENDENT ESTATE AGENTS

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