



17 Hornbeams, Bricket Wood, St. Albans, AL2 3SP

Offers In Excess Of £725,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS





- Sought After Cul De Sac Location
- Linked Detached Family Home
- Five Bedrooms
- Two Bathrooms
- En Suite To Master Bedroom
- Utility Room
- Office
- Study
- Off Street Parking
- Council Tax Band E

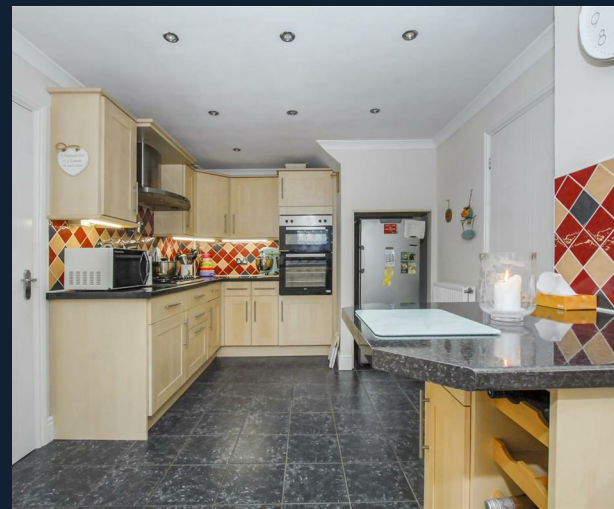
Situated in one of Bricket Woods premier cul de sac location, this well presented five bedroom linked detached property is the ideal family home.

The property begins with a porch entrance, the generous sized living room flows into the dining room. Furthermore, to the rear of the home is a bright family room perfect for entertaining. A door from the dining room leads into a well maintained and well appointed fully functional kitchen. Through the kitchen is the added benefit of a utility room and three piece shower room. Completing the ground floor accommodation is a study and a spacious fifth bedroom (currently used as an office).

To the first floor, there are four generous sized bedrooms. The master bedroom boasting an en suite shower room. Three of the four bedrooms also offer built in wardrobe space. Finally, there is a modern fitted family bathroom which includes a panel enclosed bath.

Outside, the garden is mainly laid to lawn with a patio area ideal for summer entertaining. The front of the home has its own driveway offering ample off street parking for multiple vehicles.

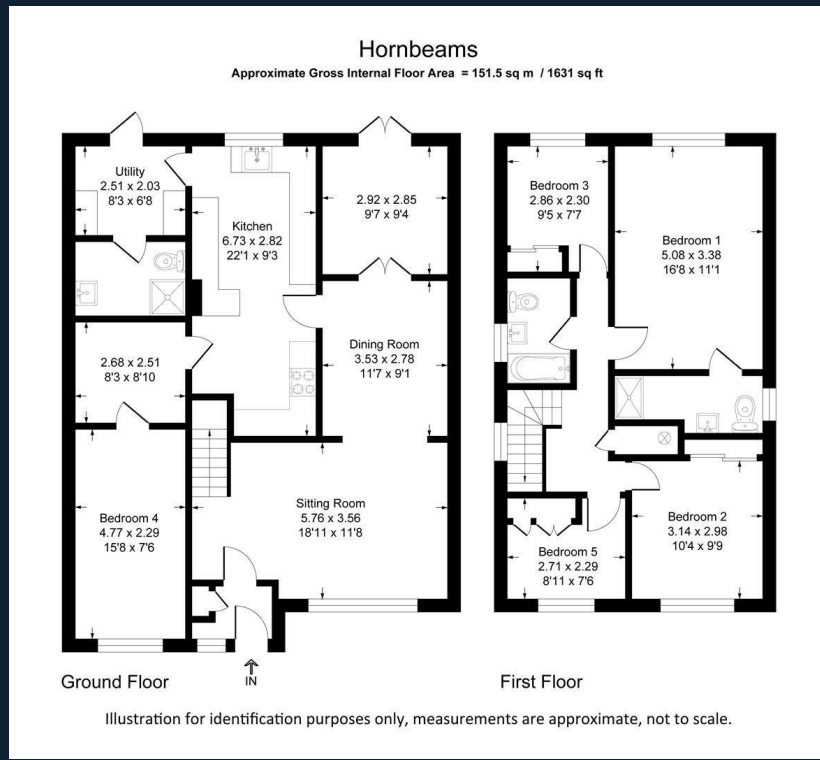
Viewings strictly by appointment through Carter Hayward on 01923 682888.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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