



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



46 THE CRESCENT, BRICKET WOOD, ST. ALBANS, AL2 3NF

GUIDE PRICE £700,000





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## 46 The Crescent, Bricket Wood, St. Albans, AL2 3NF

Situated on a sought after and quiet cul de sac location, this three bedroom detached bungalow is the ideal family home.

The property begins with a welcoming entrance hallway, the light filled lounge/dining room looks out onto the garden. There is a fully functional fitted kitchen giving direct access to the garden and side access to the front of the home.

There are three good sized bedrooms on offer, two of which are positioned at the front of the home. There is a spacious four piece family bathroom. Completing the accommodation, is a study ideal for homeworking. In addition, stairs lead into a spacious loft room being a blank canvas this has the potential of being turned into another bedroom.

Outside, the private rear garden is mainly laid to lawn and has an elevated patio and decking area perfect for summer entertaining. An added bonus is the versatile double garage located at the rear, this have the potential of being adapted into a self contained annex/home business. Finally, there is ample off street parking to the front of the home.

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







- No Upper Chain
- Quiet & Sought After Cul De Sac
  - Detached Bungalow
  - Three Bedrooms
- Potential For Further Expansion
  - Loft Room
- Ample Off Street Parking
- Large Double Garage
- Council Tax Band E











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# The Crescent AL2

Approximate Gross Internal Floor Area = 97.9 sq m / 1054 sq ft

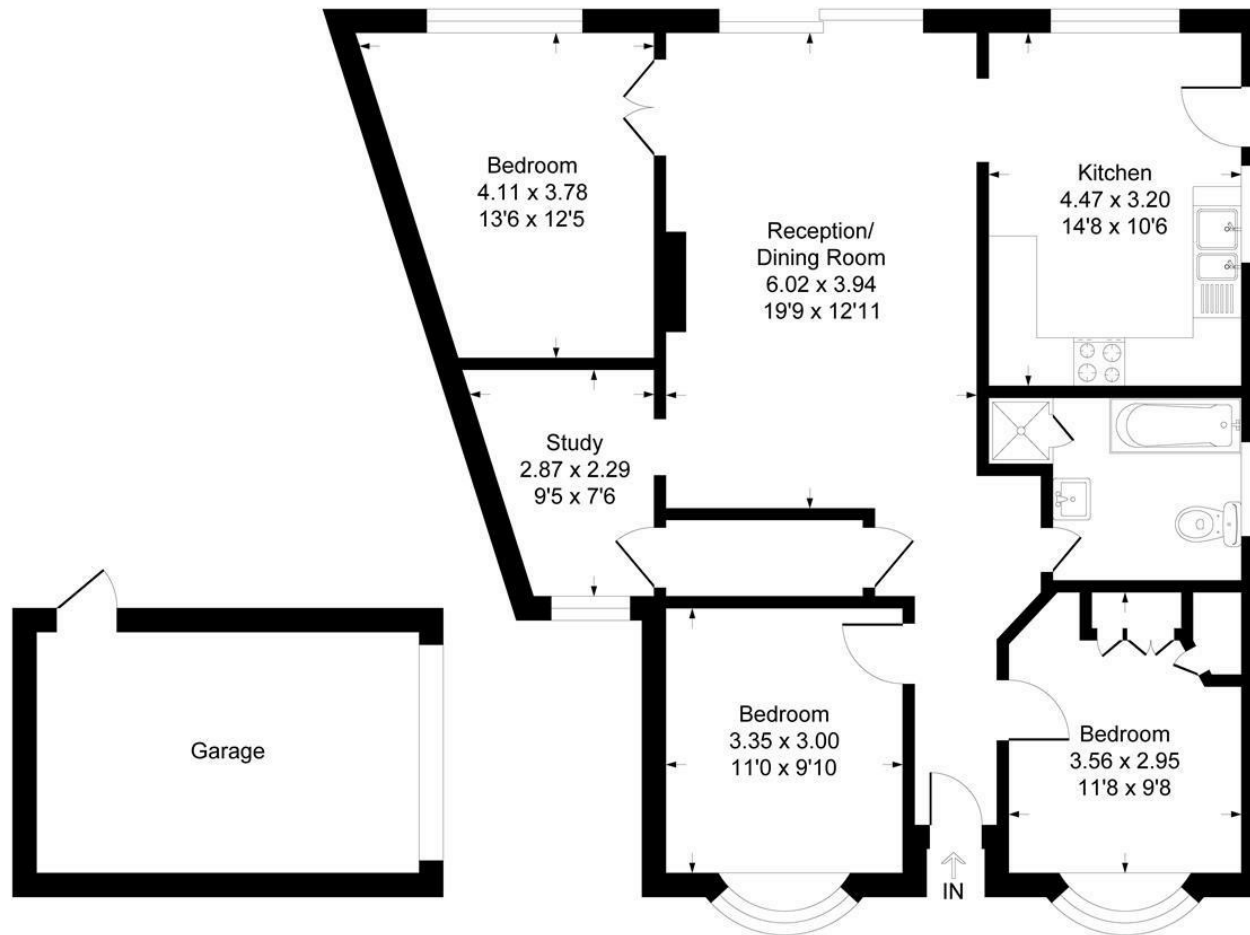


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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