



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



10A SCHOOL LANE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3XU

GUIDE PRICE £450,000





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10a School Lane, Bricket Wood, St. Albans, Hertfordshire, AL2 3XU

Nestled in the charming School Lane of Bricket Wood, St. Albans, this delightful cottage exudes quintessential British charm. Dating back to the 1800s, this beautiful period-style home offers a cosy retreat in a serene rural setting.

Boasting a cosy reception room, two bedrooms, and a well-appointed bathroom, this cottage is the epitome of comfort and warmth. The well-maintained rear garden provides a tranquil outdoor space, perfect for enjoying a cup of tea on a sunny afternoon.

Conveniently located near Garston Train Station and Bricket Wood Train Station, this property offers easy access to transportation links. Additionally, the surrounding Bricket Wood common and the historical Munden estate provide ample opportunities for leisurely strolls and exploration.

With off-street parking for two vehicles, this cottage is not only picturesque but also practical. Ideal for first-time buyers or downsizers, this property presents a unique opportunity to own a piece of history in a sought-after location.

Don't miss the chance to make this charming cottage your own and experience the idyllic lifestyle it has to offer.



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- Charming Period Style Cottage
- Private & Secluded Location
  - Two Bedrooms
  - Off Street Parking
- Surrounded By Picturesque Woodlands
  - Rear Garden
  - Convenient Road Links
- Close Proximity To Garston Train Station & Bricket Wood Train Station
- Council Tax Band C





# School Lane AL2

Approximate Gross Internal Floor Area = 53.6 sq m / 578 sq ft

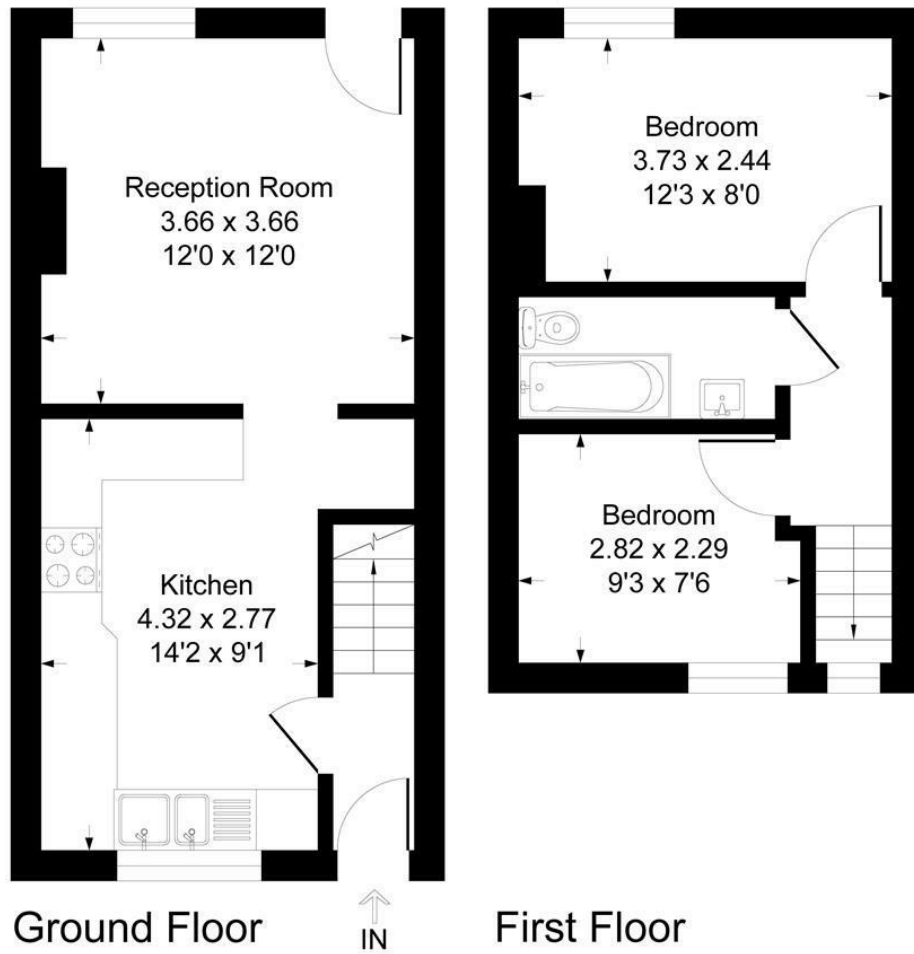



Illustration for identification purposes only, measurements are approximate, not to scale.

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

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