



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

105A OLD WATFORD ROAD, BRICKET WOOD, ST. ALBANS, AL2 3UN  
ASKING PRICE £550,000



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Situated on Old Watford Road, Bricket Wood, St. Albans, this charming three/four bedroom detached family home is an ideal family home. Boasting a generous reception/dining room, this property offers ample space for entertaining guests or simply relaxing with your loved ones.

The main bedroom benefits from a three-piece en suite for your comfort and convenience. Additionally, the downstairs office provides versatility, serving as a fourth bedroom if needed. With two bathrooms on the first floor, including a downstairs WC, this home ensures that convenience is never compromised.

Parking will never be an issue with space for multiple vehicles and a garage for added convenience. The property spans an impressive 1,306 sq ft, providing plenty of room for the whole family to enjoy.

Situated in close proximity to well-regarded schools, this home is perfect for families looking to provide their children with quality education.

Conveniently located near local amenities and with good road links, this home offers the perfect blend of comfort and accessibility. Additionally, the close proximity to the M1 & M25 makes commuting a breeze for those who need to travel for work or leisure.

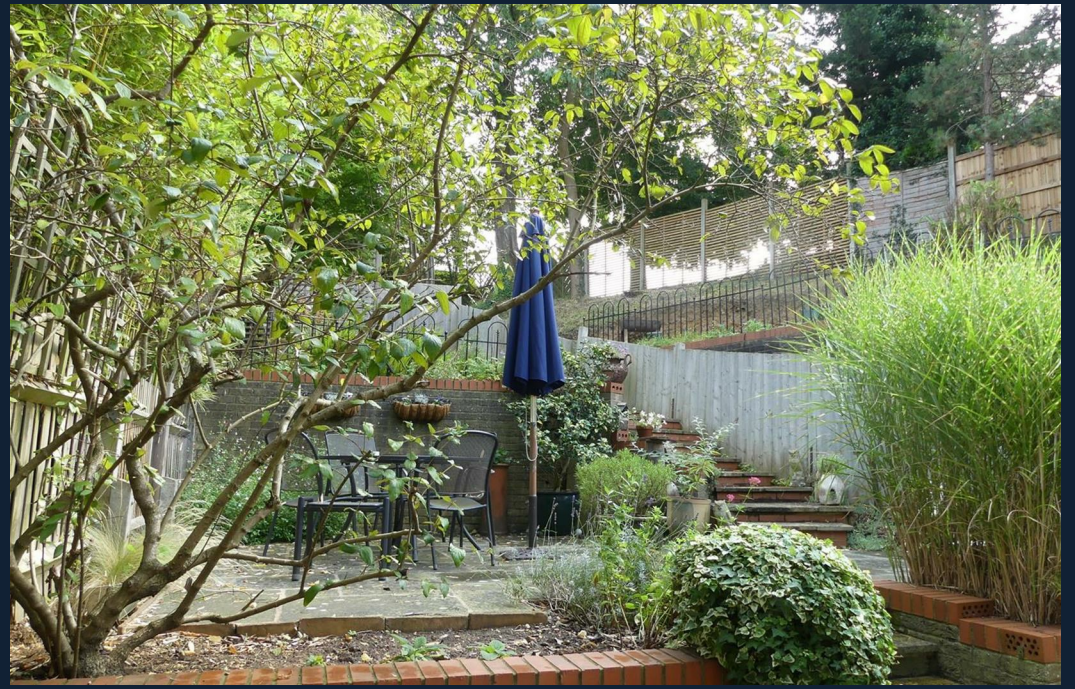
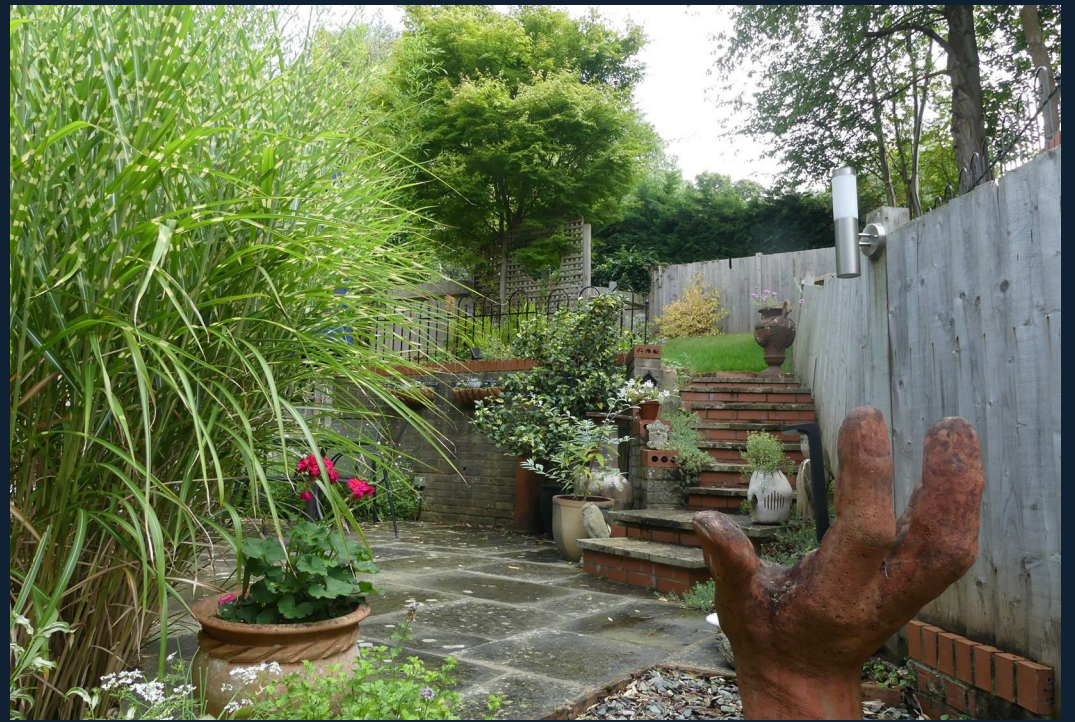
Don't miss out on the opportunity to own this delightful property in a prime location. Book a viewing today and experience the charm and elegance that this home has to offer.





- Elevated Position
- Detached Home
- Four Bedrooms
- Spacious Lounge/Dining Room
  - En Suite
  - Downstairs WC
- Garage & Off Street Parking
- Views Overlooking Farmland
  - Private Rear Garden
  - Council Tax Band F





# Old Watford Road AL2

Approximate Gross Internal Floor Area = 121.3 sq m / 1306 sq ft

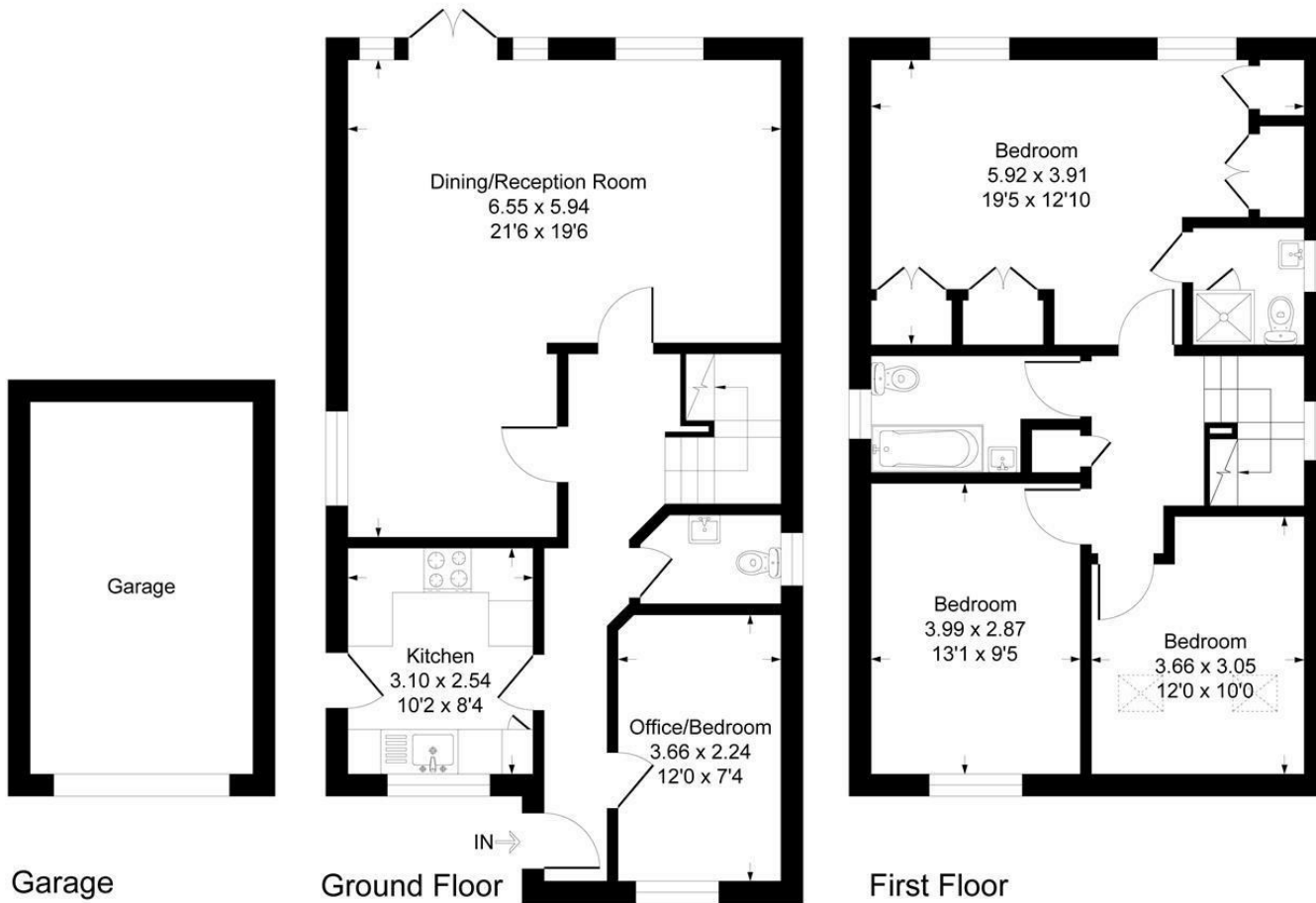



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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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