



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



19 OLD WATFORD ROAD, BRICKET WOOD, ST. ALBANS, AL2 3RS

GUIDE PRICE £875,000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



19 Old Watford Road, Bricket Wood, St. Albans, AL2 3RS

Situated in a desirable area of Bricket Wood, St. Albans, this spacious four-bedroom detached family home on Old Watford Road offers a wonderful opportunity for those seeking a comfortable and convenient lifestyle. Spanning an impressive 2,566 square feet, the property boasts two generous reception rooms, perfect for both entertaining guests and enjoying family time.

The home features three well-appointed bathrooms, ensuring ample facilities for a busy household. While the property is in need of a cosmetic update, it presents a blank canvas for potential buyers to infuse their personal style and preferences. The expansive sitting and dining room provides a welcoming space, ideal for gatherings and relaxation.

Outside, the rear garden is predominantly laid to lawn, complemented by a charming patio area, making it an excellent spot during the summer months. Additionally, the garage offers valuable storage space or the potential for further enhancement to the living area, catering to your family's needs.

With parking available for up multiple vehicles, convenience is at the forefront of this property. The absence of an upper chain simplifies the buying process, allowing for a smoother transition into your new home. Located in a popular area, you will benefit from close proximity to excellent road links and local amenities, ensuring that everything you need is within easy reach.

This delightful family home is a rare find in a sought-after location, making it an ideal choice for those looking to settle in Bricket Wood. Don't miss the chance to make this property your own.



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Sought After & Convenient Location
  - Detached Family Home
    - Four Bedrooms
    - Three Bathrooms
    - Over 2,500 sqft
- Close to Local Amenities
  - Good Road Links
  - Council Tax Band G









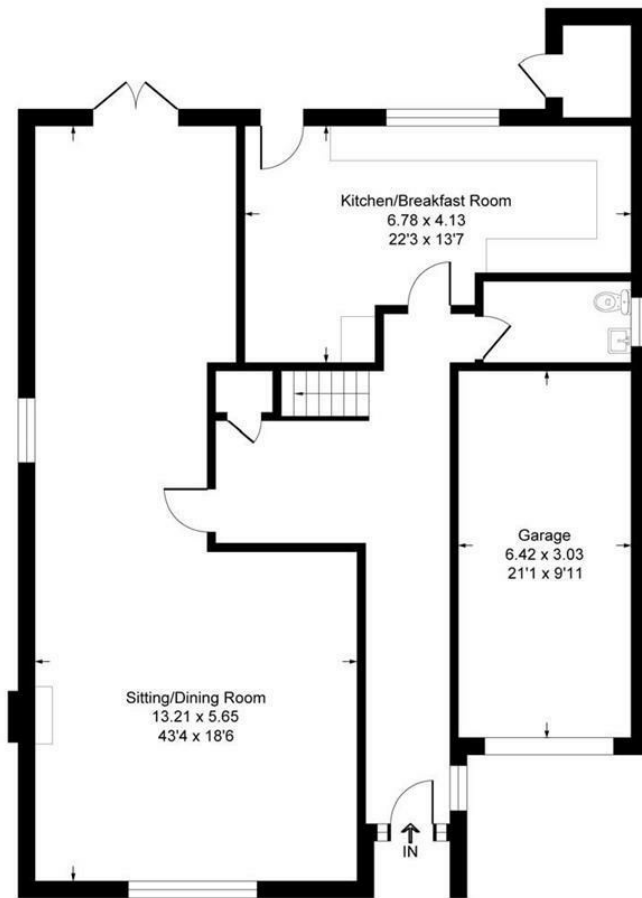


CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

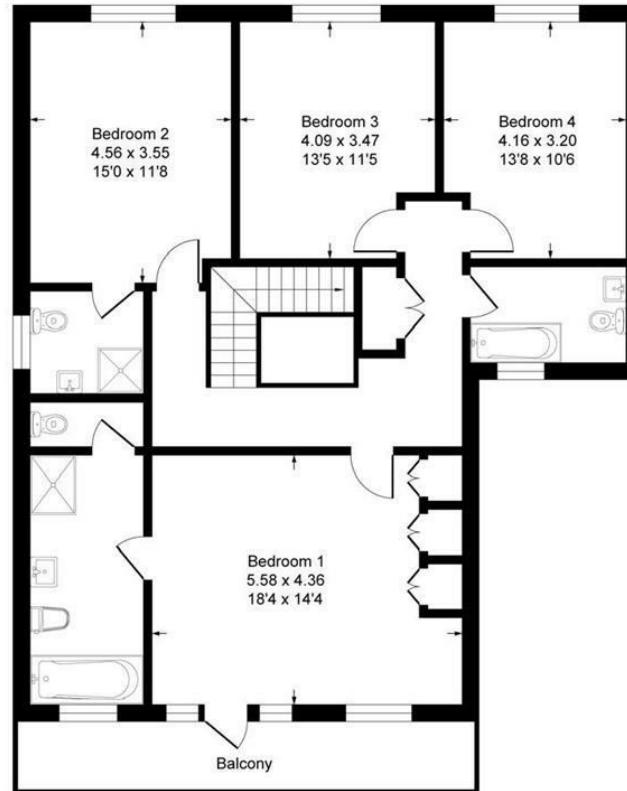


## Old Watford Road

Approximate Gross Internal Floor Area = 238.3 sq m / 2566 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>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 

**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

119 Oakwood Road,  
Bricket Wood, St Albans  
Hertfordshire  
AL2 3QB

Tel: 01923 682 888

Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)

Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS