



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



28 PINE GROVE, BRICKET WOOD, ST. ALBANS, AL2 3SS

GUIDE PRICE £795,000



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Nestled in the desirable area of Pine Grove, Bricket Wood, St. Albans, this spacious link-detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,531 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an en suite bathroom and a dressing room, providing a private sanctuary for relaxation.

The ground floor features two inviting reception rooms, ideal for both entertaining guests and enjoying family time. The generous sitting room is bathed in natural light, creating a warm and welcoming atmosphere. The contemporary kitchen and dining area are designed for both functionality and style, making meal preparation and dining a pleasure. Additionally, a convenient downstairs WC and a utility room enhance the practicality of this home.

A versatile playroom on the ground floor offers endless possibilities, whether you envision it as a children's play area, a home office, or a snug retreat. The rear garden, complete with an artificial lawn and a patio area, provides a low-maintenance outdoor space perfect for summer gatherings or quiet evenings under the stars.

Parking is a breeze with space for up multiple vehicles, ensuring convenience for family and guests alike. The property is situated in a popular and sought-after location, close to local amenities and with excellent road links, making it an ideal choice for families seeking both comfort and accessibility.

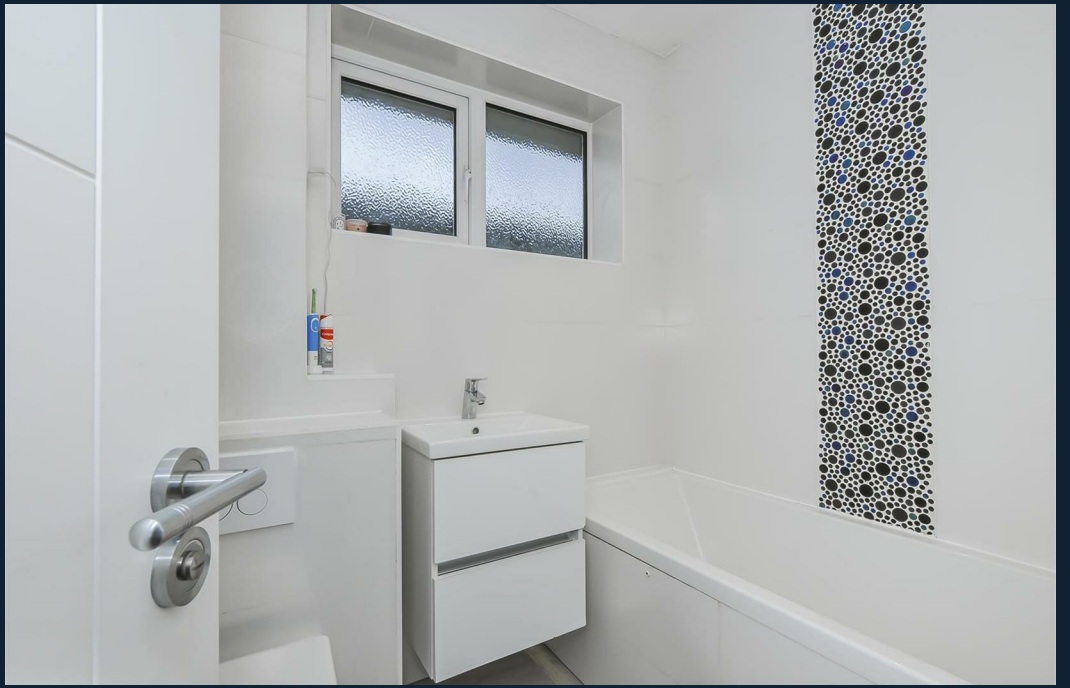
This delightful home is ready to welcome its new owners, offering a perfect setting for creating cherished memories. The home comes to the market with No Upper Chain making this a desirable proposition to buyers wanting a smooth transaction. Don't miss the opportunity to make this your dream family residence.





- Sought After & Popular Location
 - No Upper Chain
- Link Detached Family Home
- Spacious Living Accommodation
 - Four Bedrooms
 - Two Bathrooms
 - Downstairs WC
 - Utility Room
 - Play Room
- Off Street Parking







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Pine Grove

Approximate Gross Internal Floor Area = 142.2 sq m / 1531 sq ft

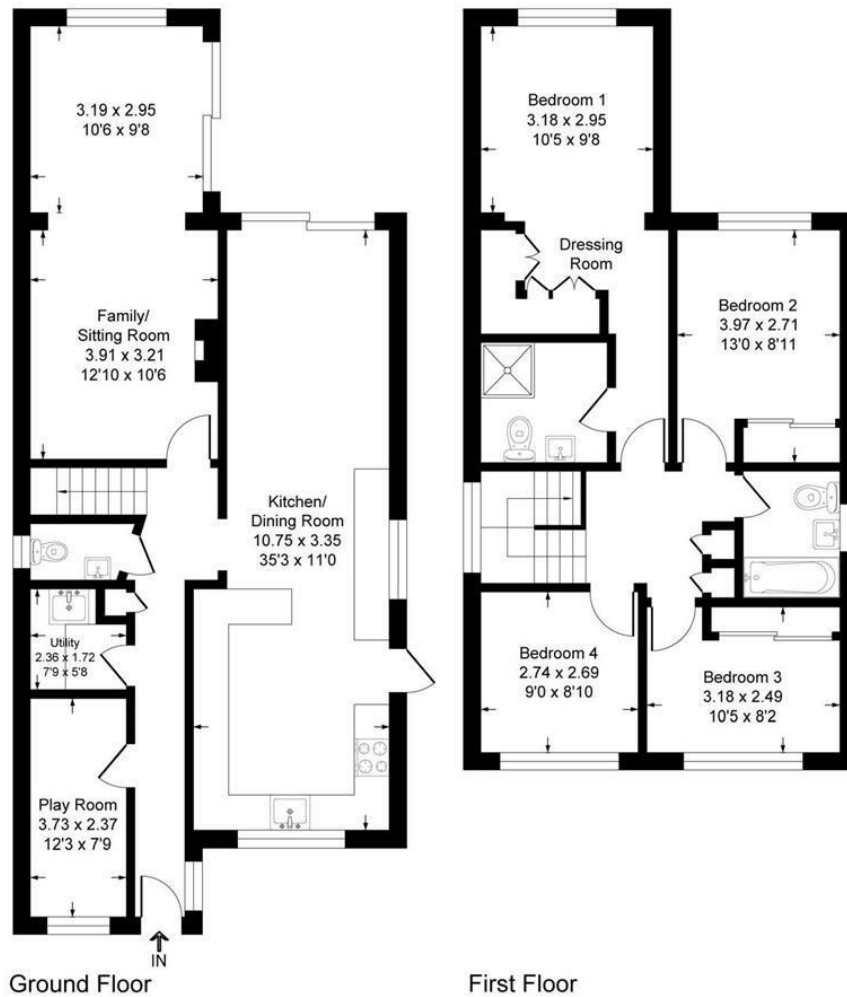



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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