



25 ASHRIDGE DRIVE, BRICKET WOOD, ST. ALBANS, AL2 3SR
GUIDE PRICE £765,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

25 Ashridge Drive, Bricket Wood, St. Albans, AL2 3SR

Nestled in the heart of Bricket Wood, St. Albans, this charming detached family home on Ashridge Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,269 square feet, the property features a welcoming sitting room that invites relaxation, alongside a modern, light-filled kitchen and breakfast room that serves as the heart of the home.

With three well-proportioned bedrooms, this residence is ideal for families seeking space and functionality. The family bathroom is thoughtfully designed, and there is also a convenient downstairs WC for guests. The property presents an excellent opportunity for further expansion, allowing you to tailor the space to your family's needs.

Outside, the rear garden is mainly laid to lawn, providing a delightful area for children to play or for hosting summer gatherings, complemented by a small decking area perfect for al fresco dining. Additionally, the garage offers ample storage, while off-street parking for up to three vehicles ensures convenience for you and your guests.

Situated in a popular and convenient location, this home is close to local amenities and boasts excellent road links. Families will appreciate the proximity to highly regarded schools, making it an ideal choice for those looking to settle in a vibrant community.



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- Popular & Convenient Location
 - Detached Family Home
 - Three Bedrooms
- Modern & Spacious Kitchen/Breakfast Room
 - Family Bathroom
- Potential For Further Expansion
- Garage & Off Street Parking Available
 - Close to Local Amenities
 - Good Road Links
 - EV Car Charging Point





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Ashridge Drive

Approximate Gross Internal Floor Area = 117.8 sq m / 1269 sq ft

Garage Area = 13.6 sq m / 147 sq ft

Total Area = 131.5 sq m / 1416 sq ft

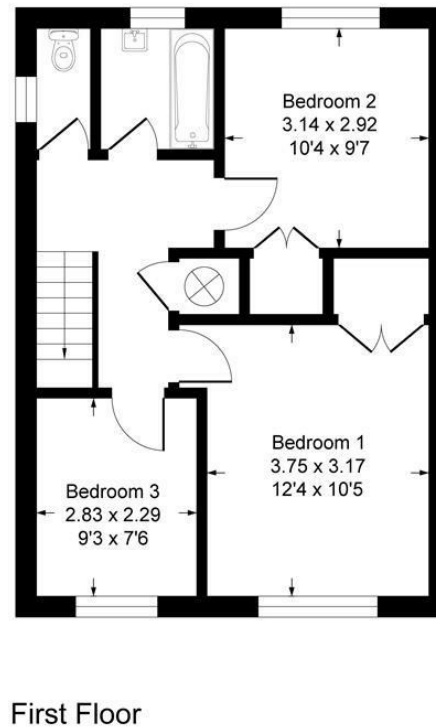
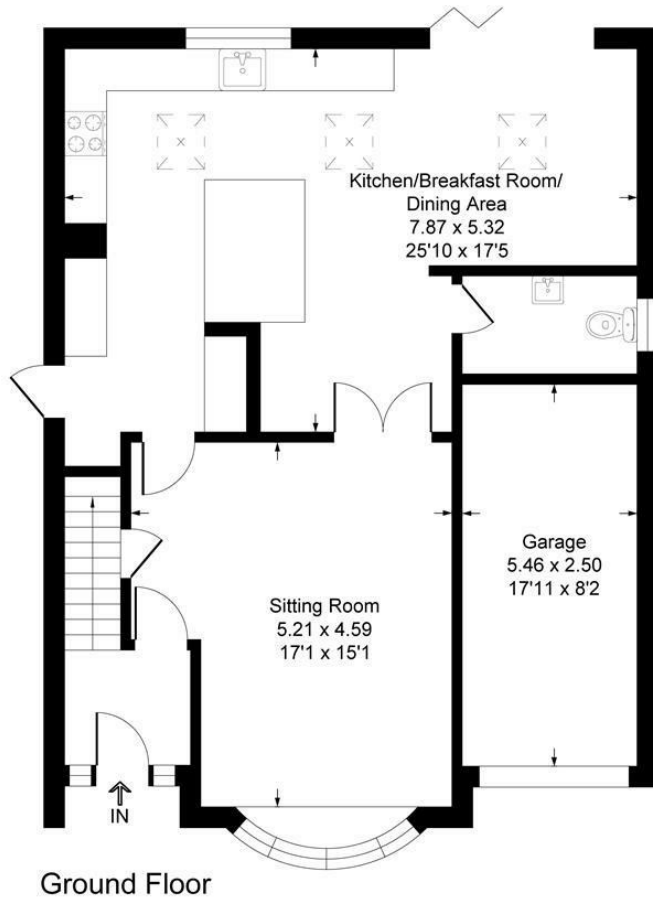


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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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