



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



11 HYBURN CLOSE, BRICKET WOOD, ST. ALBANS, AL2 3QX

GUIDE PRICE £765,000





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## 11 Hyburn Close, Bricket Wood, St. Albans, AL2 3QX

Nestled in the in a popular and quiet area of Hyburn Close, Bricket Wood, St. Albans, this impressive detached family home offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,087 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. Upon entering, you are greeted by a welcoming reception room that leads to a generous family room, providing ample space for family gatherings.

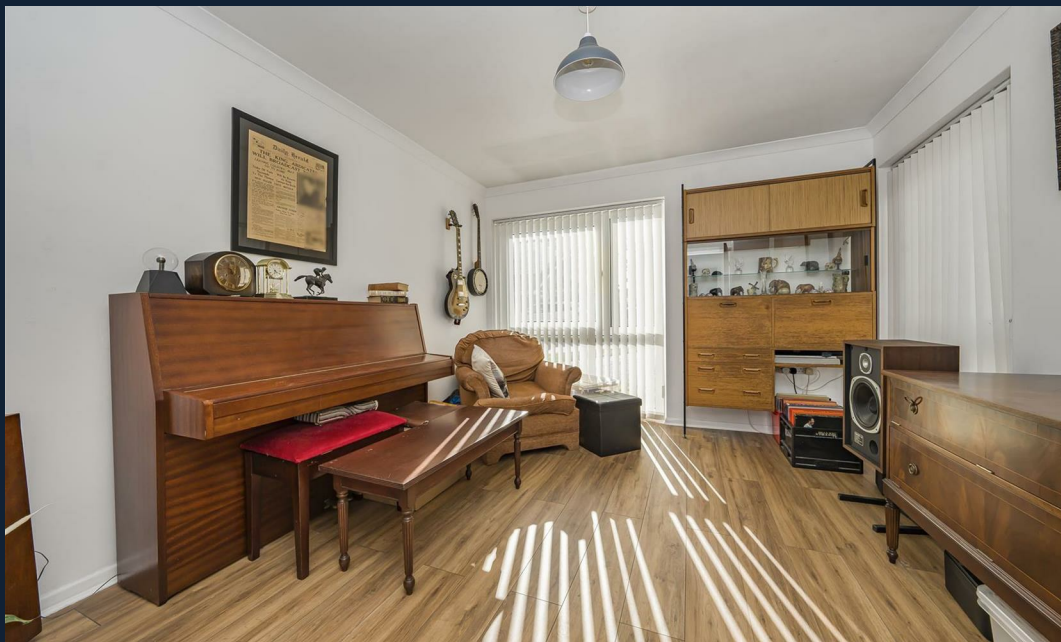
The separate dining room is perfect for hosting dinner parties, while the light-filled kitchen and breakfast room create a delightful space for casual dining. The property also includes a practical utility room and a convenient downstairs WC, enhancing the functionality of the home.

Upstairs, you will find four spacious double bedrooms, each offering a comfortable retreat. The main bedroom boasts the added benefit of an en suite, while a well-appointed family bathroom serves the remaining bedrooms.

The rear garden is a lovely outdoor space, laid to lawn ideal during the summer months. Additional the garage offers additional storage, and off-street parking accommodates up to two vehicles, ensuring convenience for you and your guests.

Situated in close proximity to local amenities, excellent road links, and highly regarded schools, this property is ideal for families seeking a peaceful yet connected lifestyle. This home truly represents a wonderful opportunity to enjoy the best of Bricket Wood living.





- Quiet & popular Location
- Detached Family Home
- Four Generous Sized Bedrooms
  - Two Bathrooms
- Spacious Kitchen/Breakfast Room
  - Family Room
- Separate Dining Room
  - Utility
- Off Street Parking
- Close to Local Amenities











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## Hyburn Close AL2

Approximate Gross Internal Floor Area = 193.9 sq m / 2087 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 

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