



84 Mount Pleasant Lane, Bricket Wood, St. Albans, AL2 3XD

Guide Price £835,000





- No Upper Chain
- Detached Bungalow
- Five Bedrooms
- Two Bathrooms
- Generous Sized Reception/Dining Room
- Private Rear Garden
- Potential For Further Expansion
- Double Garage
- Close To Local Amenities
- Good Road Links

Nestled on the esteemed Mount Pleasant Lane in Bricket Wood, St. Albans, this impressive detached bungalow presents a remarkable opportunity for both families and investors alike. Spanning an expansive 2,029 square feet, the property boasts five well-proportioned bedrooms, making it ideal for larger households or those seeking additional space.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The property features a family bathroom and an en suite, ensuring convenience for all residents. A generous utility room adds to the practicality of the home, catering to modern living needs.

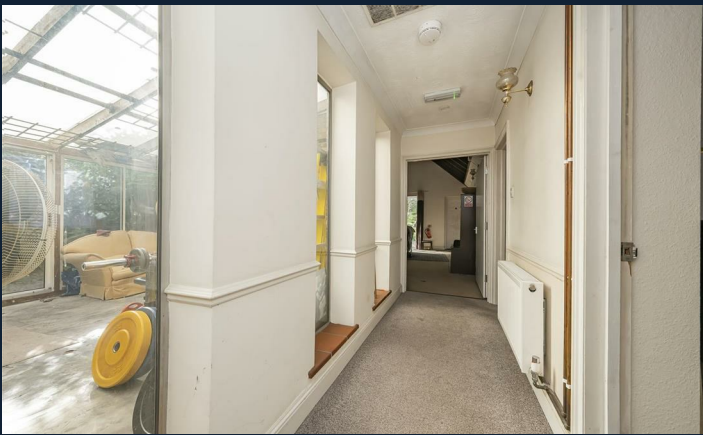
The large private rear garden is a standout feature, providing a tranquil outdoor space for leisure and recreation. Additionally, the double garage and off-street parking enhance the property's appeal, making it suitable for families with multiple cars.

Situated on one of Bricket Wood's premier roads, this bungalow is not only a comfortable residence but also presents a fantastic opportunity for further expansion or redevelopment, subject to planning permission. Currently utilised as a House in Multiple Occupation (HMO), it offers potential for investors looking to capitalise on the local rental market.

Conveniently located close to local amenities, excellent road links, and well-regarded schools, this property is perfectly positioned for family living. With no upper chain, this bungalow is ready for its new owners to move in and make it their own. Don't miss the chance to explore this versatile and spacious home in a sought-after location.









# Mount pleasant Road AL2

Approximate Gross Internal Floor Area = 188.5 sq m / 2029 sq ft

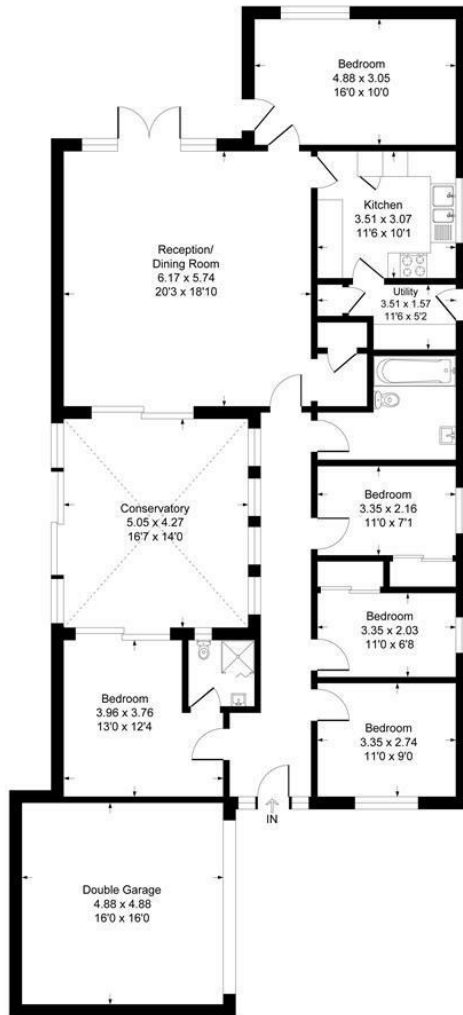


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

## 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>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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