



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



12 CLAREMONT, BRICKET WOOD, ST. ALBANS, AL2 3LS

GUIDE PRICE £525,000



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Situated in the sought-after area of Bricket Wood, this charming end of terraced family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,143 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking space.

Upon entering, you are welcomed into a spacious reception and dining room, perfect for entertaining guests or enjoying family meals. The kitchen is functional and well-equipped, providing a lovely space for culinary creativity. The bathroom is conveniently located to serve the household's needs. The added benefit of a downstairs cloakroom adds to the storage on offer.

One of the standout features of this home is the expansive 80ft rear garden, which boasts a decking area, an artificial lawn, and a versatile studio or office space. This outdoor haven is perfect for relaxation, gardening, or even as a workspace away from the hustle and bustle of daily life.

The property also benefits from off-street parking for two vehicles, ensuring convenience for you and your guests. Additionally, planning permission has been granted for both a rear and loft extension, offering the potential for further development to suit your family's needs.

Situated close to local amenities and with excellent road links, this home is perfectly positioned for easy access to the surrounding areas. Whether you are looking for a peaceful retreat or a vibrant community, this property in Bricket Wood is a wonderful opportunity not to be missed.





- Popular & Convenient Location
- End of Terrace Family Home
 - Three Bedrooms
 - Reception/Dining Room
- Generous Sized 80ft Rear Garden
 - Office/Studio
- Planning granted for Rear & Loft Extension
 - Ample Off Street Parking
 - Close to Local Amenities
 - Council Tax Band D







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Claremont AL2

Approximate Gross Internal Floor Area = 106.1 sq m / 1143 sq ft
(Including Outbuilding)

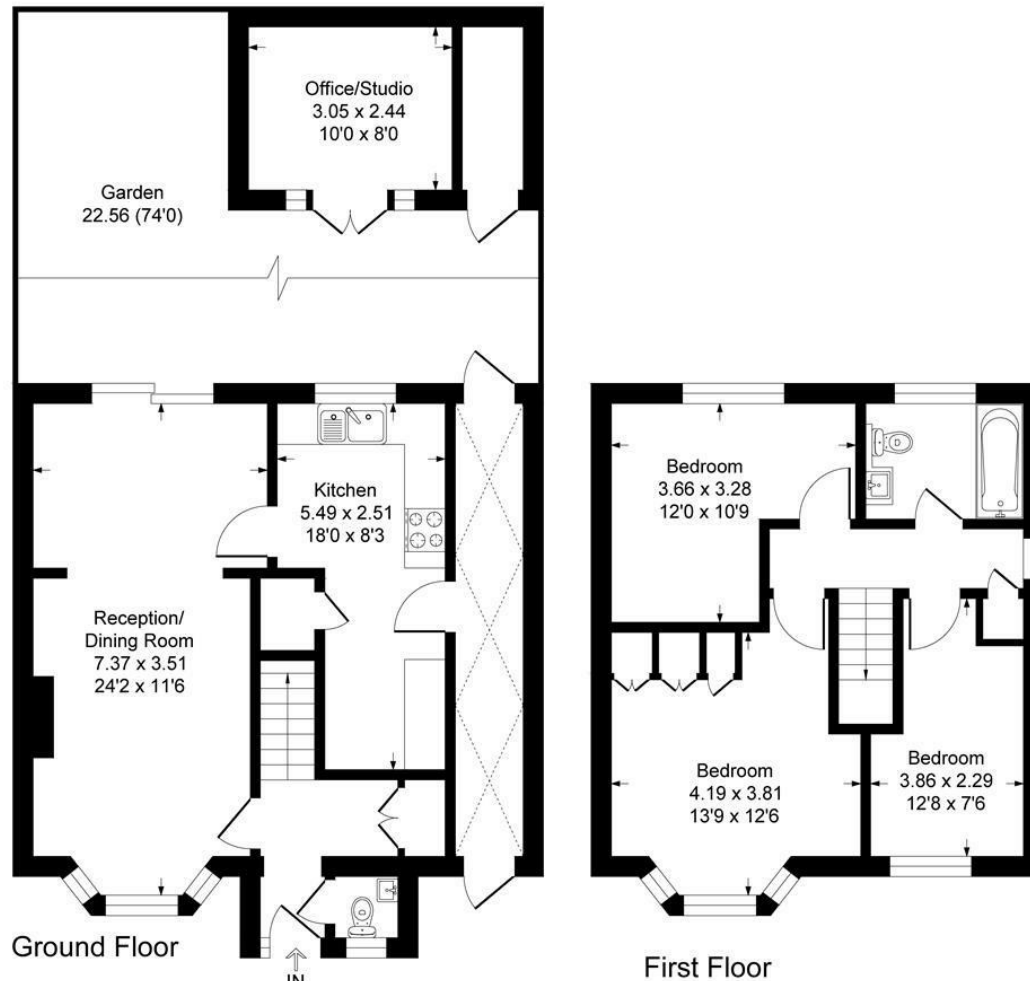



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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