



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



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

GUIDE PRICE £655,000





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## 46 Claremont, Bricket Wood, St. Albans, AL2 3LS

Situated on Claremont, Bricket Wood, St. Albans, this delightful end-terrace house offers a perfect blend of modern living and convenience. Spanning an impressive 1,449 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The spacious kitchen and dining area features a stylish worktop island, making it a wonderful space for family gatherings.

The home comprises three well-proportioned bedrooms, providing ample space for family or guests. The four-piece family bathroom is thoughtfully designed, ensuring comfort and functionality. A downstairs WC adds to the convenience of this lovely residence.

Step outside to discover a well-maintained rear garden, complete with an artificial lawn and a patio area, perfect for enjoying sunny days or hosting barbecues. Additionally, a generously sized garden room currently serves as a home gym, offering versatility for your lifestyle needs.

Parking is a breeze with space for multiple vehicles off-street along with an EV charging point, a valuable asset in this sought-after location. The property is situated close to local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families. Furthermore, there is potential for further expansion, subject to planning permission, allowing you to tailor the home to your needs.

This property presents a wonderful opportunity for those seeking a modern, spacious home in a popular and convenient area. Don't miss your chance to make this charming house your new home.







- Popular & Sought After Location
- End of Terraced Family Home
  - Modern Style Living
- Potential For Further Expansion
  - Three Bedrroms
- Spacious Kitchen/Dining Room
  - Utility
- Generous Sized Garden Room
  - Off Street Parking
  - Good Transport Links





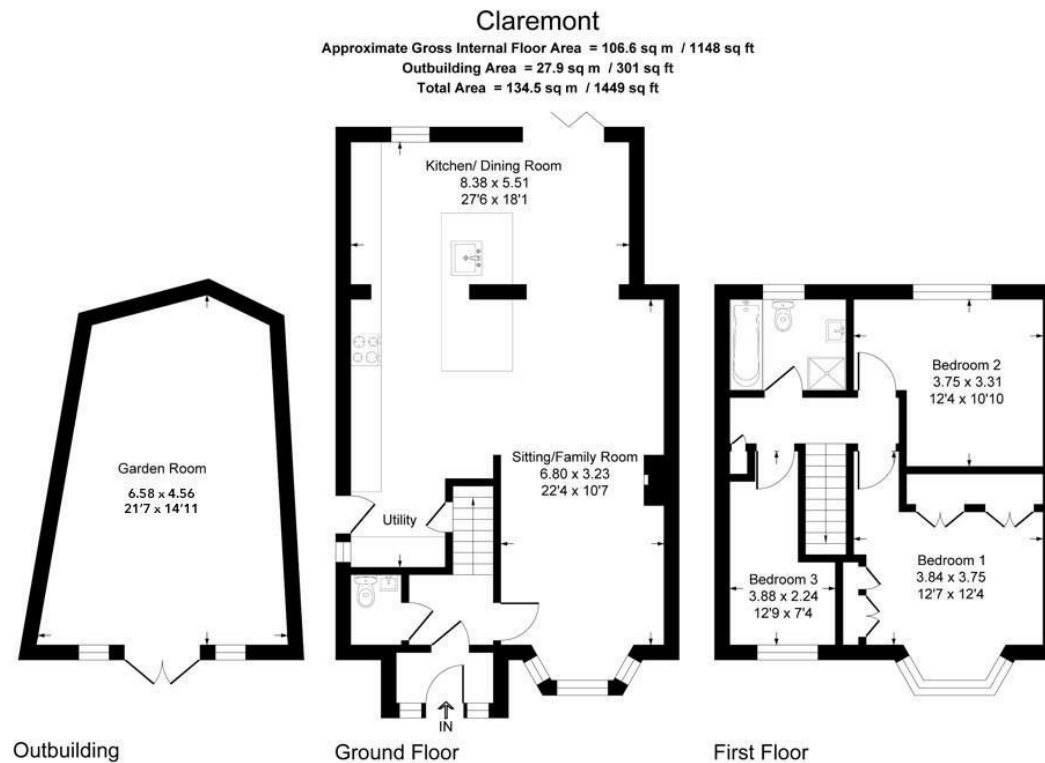







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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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119 Oakwood Road,  
 Bricket Wood, St Albans  
 Hertfordshire  
 AL2 3QB

Tel: 01923 682 888

Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)

Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



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