



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



30 PINE GROVE, BRICKET WOOD, ST. ALBANS, AL2 3SS

GUIDE PRICE £695,000



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Nestled in a popular cul-de-sac, Pine Grove, Bricket Wood, this charming link detached family home offers a wonderful opportunity for those seeking a spacious and versatile living space. With a generous 1,461 square feet, the property features a welcoming reception room that seamlessly flows into a dining area, creating an ideal setting for family gatherings and entertaining guests.

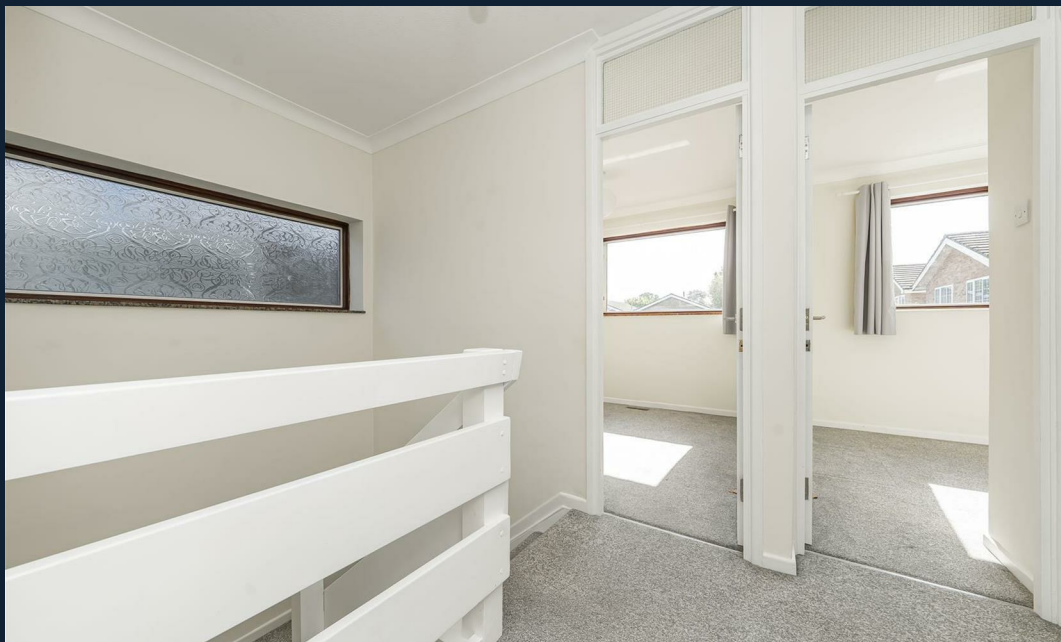
There is a functional and ample sized kitchen, the home provides a blank canvas for potential cosmetic updates, allowing you to personalise the space to your taste. The ground floor also includes a convenient downstairs WC, enhancing the practicality of the home.

Upstairs, you will find four well-proportioned bedrooms, with the master bedroom boasting its own private roof terrace, perfect for enjoying morning coffee or evening sunsets. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

The rear garden is predominantly laid to lawn, offering a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, the property benefits from a garage for storage and ample off-street parking for multiple vehicles, ensuring convenience for family and guests alike.

Situated close to local amenities and with excellent road links, this home is perfect for families looking for a peaceful yet accessible location. With no upper chain, this property is ready for you to make it your own. Don't miss the chance to view this delightful home in Bricket Wood.





- Popular & Quiet Cul de Sac Location
 - No Upper Chain
- Detached Family Home
 - Four Bedrooms
 - Downstairs WC
- Roof Terrace to Master Bedroom
- Garage & Off Street Parking Available
 - Close to Local Amenities
 - Good Road Links
 - Council Tax Band F







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Pine Grove AL2

Approximate Gross Internal Floor Area = 120.6 sq m / 1299 sq ft
Garage Area = 15.0 sq m / 162 sq ft
Total Area = 135.6 sq m / 1461 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	86
England & Wales		EU Directive 2002/91/EC 

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