



13 Reynards Way, Bricket Wood, St. Albans, Hertfordshire, AL2 3SG

Guide Price £765,000



Situated in the sought-after area of Bricket Wood, St. Albans, this impressive semi-detached family home offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,040 square feet, the property boasts three inviting reception rooms, providing ample space for both relaxation and entertaining.

The ground floor features a welcoming sitting room, a generously sized family and dining room, and a spacious kitchen/breakfast room, ideal for family gatherings. Ascending to the first floor, you will find four well-proportioned bedrooms, one of which benefits from an en suite shower room, alongside a family bathroom that caters to the needs of the household. The second floor is dedicated to the main bedroom, which is complemented by a generously sized en suite bathroom, ensuring a private retreat for the homeowners.

Outside, the mature rear garden is predominantly laid to lawn, offering a tranquil space for outdoor activities and relaxation. An elevated decking area provides the perfect spot for al fresco dining or enjoying a morning coffee. Additionally, the property includes a garage for extra storage and parking for up to two vehicles, enhancing its practicality.

Situated close to local amenities and well-regarded schools, this home is ideal for families seeking a vibrant community. With excellent road links, commuting to nearby towns and cities is made easy. This property is a wonderful opportunity for those looking to settle in a desirable location while enjoying the comforts of a spacious family home.







- Popular & Convenient Location
- Extended Semi Detached Family Home
 - Five Bedrooms
 - Three Bathrooms
- Spacious Kitchen/Breakfast Room
- Generous Sized Family/Dining Room
 - Garage & Off Street Parking
 - Mature Rear Garden
- Close to Local Amenities & Good Road Links
 - Council Tax Band E





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Reynards Way

Approximate Gross Internal Floor Area = 189.5 sq m / 2040 sq ft

Garage Area = 13.7 sq m / 147 sq ft

Total Area = 203.3 sq m / 2188 sq ft

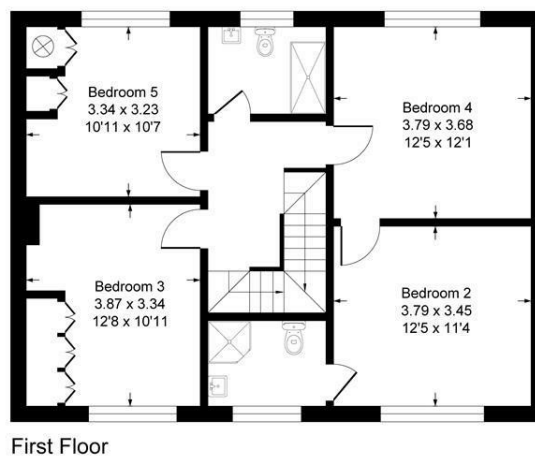
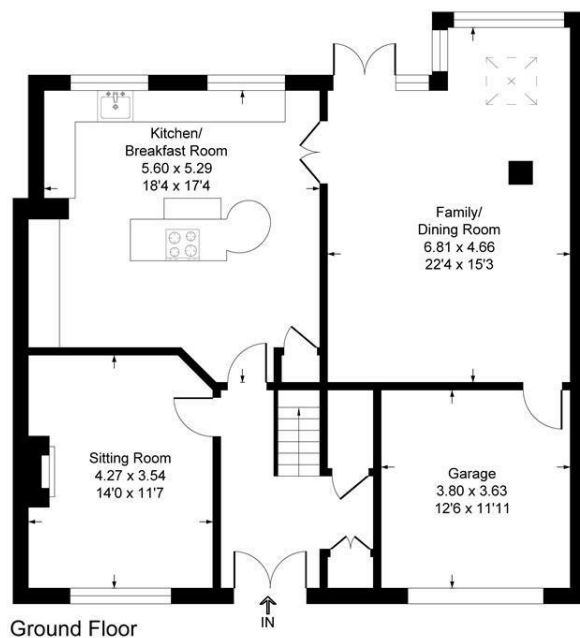


Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 