



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



2 YULE CLOSE, BRICKET WOOD, ST. ALBANS, AL2 3XZ

GUIDE PRICE £825,000





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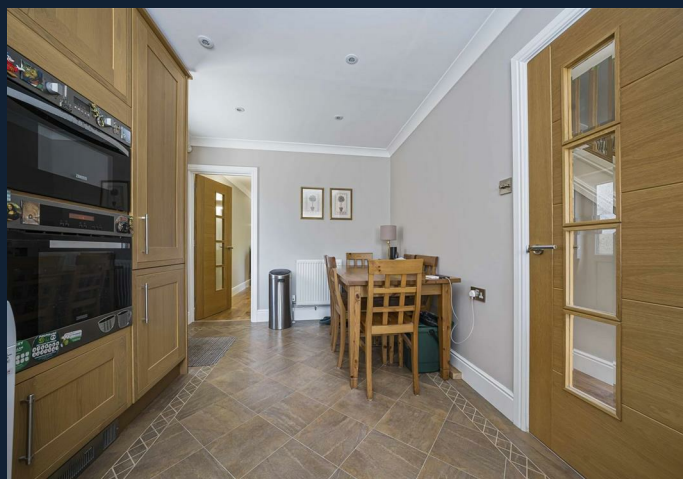
## 2 Yule Close, Bricket Wood, St. Albans, AL2 3XZ

Located in a popular cul de sac location within Bricket Wood, this charming detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,471 square feet, the property boasts a generous reception and dining room, ideal for both entertaining guests and enjoying family time.

The ground floor features a well-appointed office space, perfect for those who work from home, alongside a convenient downstairs WC. The home comprises three spacious bedrooms, with the master suite benefiting from its own en suite bathroom, ensuring privacy and comfort.

Outside, the private rear garden is a delightful retreat, laid to lawn with a lovely patio area, perfect for summer barbecues or simply relaxing in the sun. Additionally, the property includes a garage for extra storage and ample off-street parking for multiple vehicles, making it an ideal choice for families or those with multiple cars.

Situated close to local amenities and with excellent road links, this home offers both peace and accessibility. Whether you are looking for a family residence or a peaceful retreat, this property in Bricket Wood is sure to impress.





- Popular & Quiet Cul de Sac Location
  - Detached Family Home
  - Three Bedrooms
  - Two Bathrooms
  - Downstairs WC
- Spacious Reception/Dining Room
  - Office
- Garage & Ample Off Street Parking
  - Close to Local Amenities
  - Council Tax Band F











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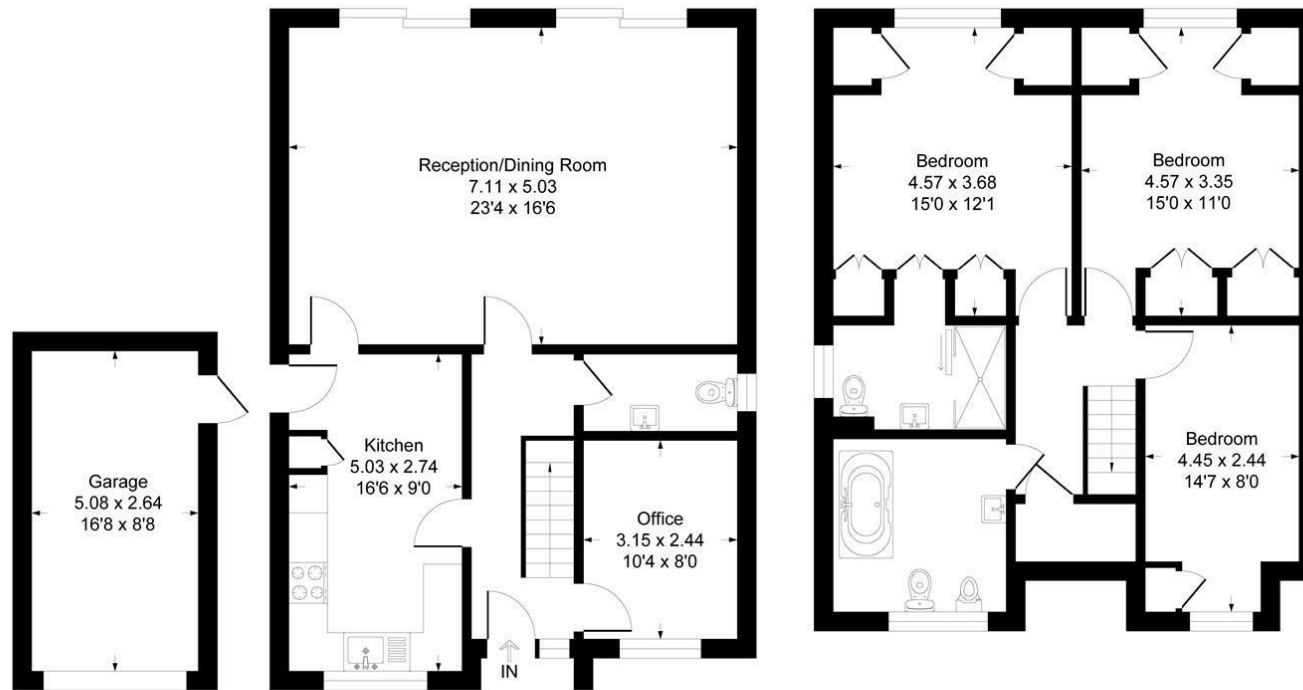


## Yule Close AL2

Approximate Gross Internal Floor Area = 136.6 sq m / 1471 sq ft

Garage Area = 13.4 sq m / 144 sq ft

Total Area = 150.0 sq m / 1615 sq ft




Garage

Ground Floor

First Floor

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>		<b>86</b>
(69-80) <b>C</b>	<b>76</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		
England & Wales		EU Directive 2002/91/EC 

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