



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



4 BRACKENDENE, BRICKET WOOD, ST. ALBANS, AL2 3SY

GUIDE PRICE £540,000





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## 4 Brackendene, Bricket Wood, St. Albans, AL2 3SY

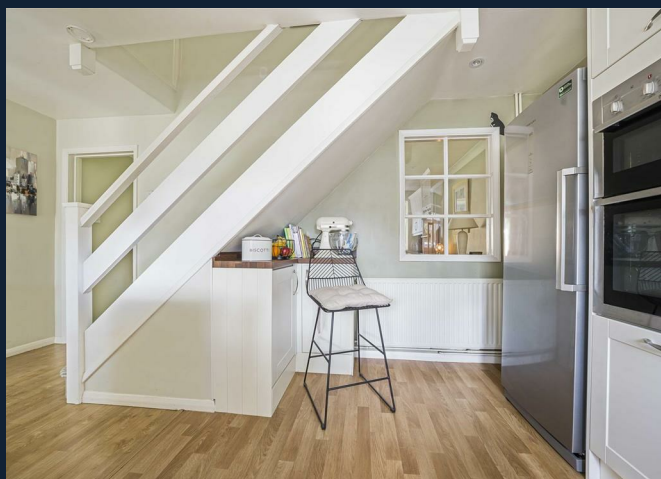
Nestled in the heart of Bricket Wood, St. Albans, this charming mid-terraced family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,437 square feet, the property features a spacious reception and dining room, perfect for both entertaining guests and enjoying family meals.

The home boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The family bathroom is thoughtfully designed to cater to the needs of a busy household. Additionally, the property includes two versatile offices, ideal for those who work from home or require extra space for hobbies.

Step outside to discover a well-maintained rear garden, laid to lawn with a lovely patio area, perfect for alfresco dining or simply unwinding in the fresh air. An outbuilding currently serves as a gym, offering a private space for fitness enthusiasts. For further convenience, a garage provides additional storage options, ensuring that all your belongings have a place.

Parking is a breeze with space for multiple vehicles, making this home ideal for families or those with multiple cars. The property is centrally located, close to local amenities and excellent road links, ensuring that everything you need is within easy reach.

This terraced house in Bricket Wood is a wonderful opportunity for families seeking a spacious and well-equipped home in a vibrant community. Don't miss the chance to make this delightful property your own.

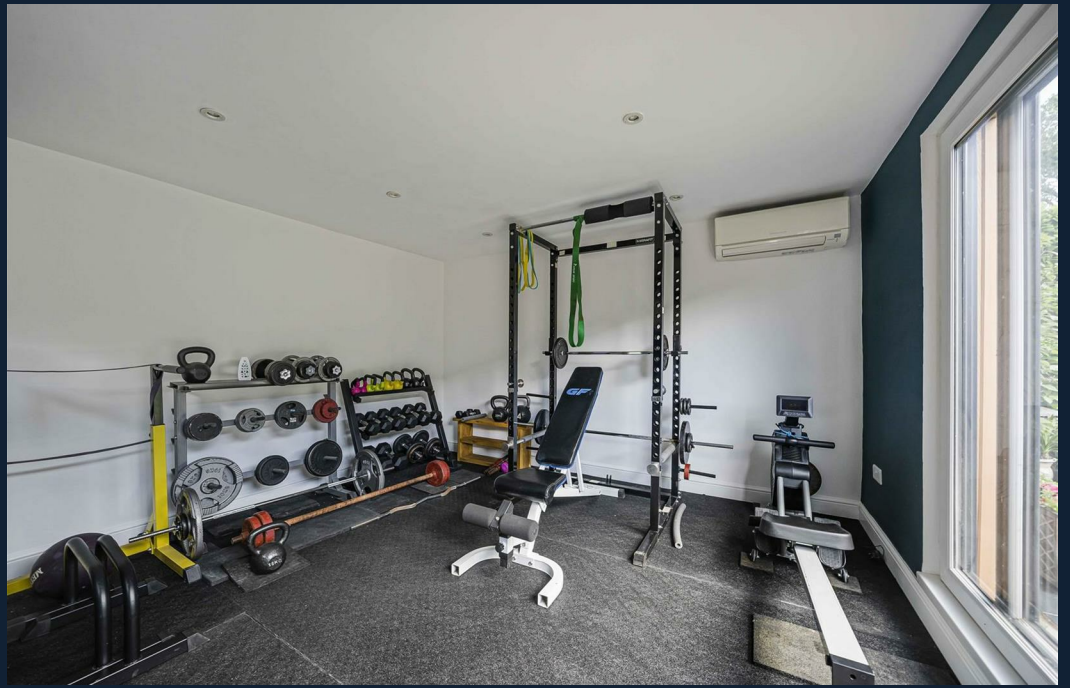




- Popular & Sought After Location
  - Mid Terraced Family Home
    - Three Bedrooms
- Spacious Reception/Dining Room
  - Two Office Spaces
- Garage & Off Street Parking
  - Garden Outbuilding
- Close to Local Amenities
  - Good Road Links
  - Council Tax Band E











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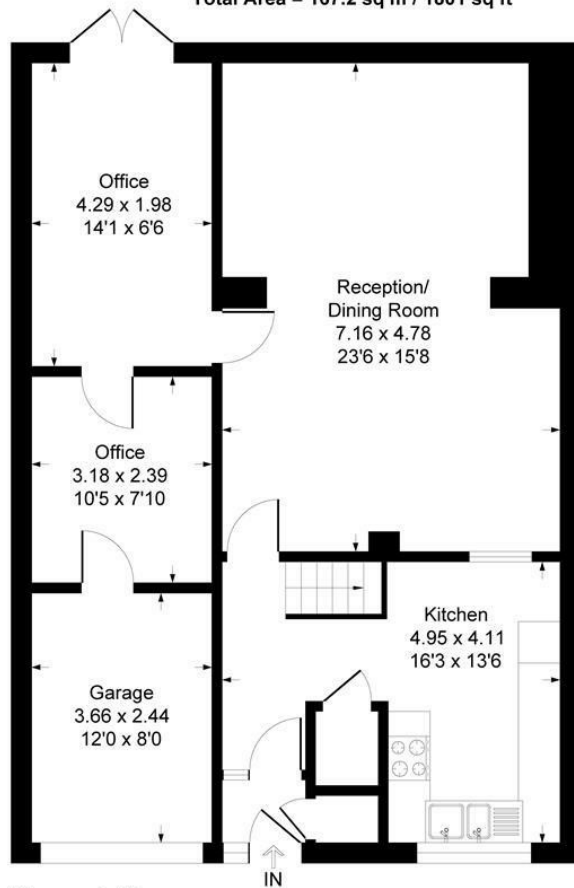
## Brackdene AL2

Approximate Gross Internal Floor Area = 133.5 sq m / 1437 sq ft

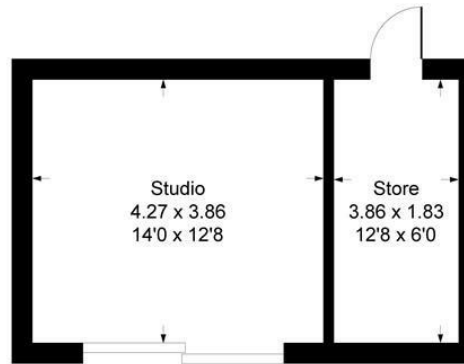
Outbuilding Area = 24.1 sq m / 260 sq ft

Garage Area = 9.6 sq m / 104 sq ft

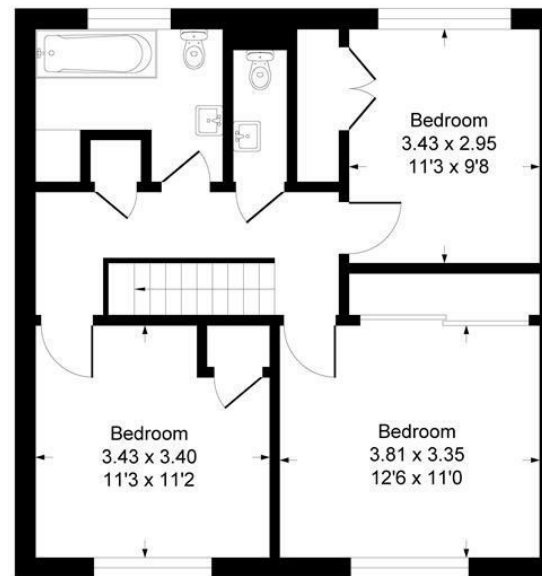
Total Area = 167.2 sq m / 1801 sq ft



Ground Floor




Outbuilding



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>83</b>
(69-80) <b>C</b>	<b>69</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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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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