



April Cottage Mount Pleasant Lane, Bricket Wood, St. Albans, AL2 3XH

Guide Price £1,000,000





- Popular & Sought After Location
  - Detached Family Home
- Spacious Lounge & Living Room
  - Four Bedrooms
  - Three Bathrooms
- Beautifully Maintained Front & Rear Gardens
  - Utility Room
  - Office
  - Off Street Parking
  - Council Tax Band F





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Nestled in the charming area of Mount Pleasant Lane, Bricket Wood, St. Albans, this delightful detached family home offers a perfect blend of character and modern living. Spanning an impressive 1,651 square feet, the property boasts two inviting reception rooms, providing ample space for both relaxation and entertaining.

The spacious lounge is a true highlight, featuring oak timber beams that add a touch of warmth and character with an old-style fireplace, the living room creates a cosy atmosphere for family gatherings. The light-filled kitchen and dining area is ideal for culinary enthusiasts, while the convenient utility room and downstairs bathroom enhance the practicality of the home.

With four well-proportioned bedrooms, including a master suite with an en suite bathroom, this residence caters to the needs of a growing family. An additional bedroom features a walk-in shower, ensuring comfort and convenience for all. The family bathroom is thoughtfully designed, providing extra practicality to the home.

Outside, the property is surrounded by beautifully maintained mature gardens, offering a tranquil retreat. The patio area is perfect for al fresco dining or enjoying a morning coffee. A generous-sized outbuilding currently serves as an office and storage space, adding versatility to the property.

With off-street parking for multiple vehicles, this home is ideally situated close to local amenities, excellent road links, and highly regarded schools. This property is a rare find in a sought-after location, making it an excellent choice for those seeking a spacious and characterful family home.











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## Mount Pleasant Lane AL2

Approximate Gross Internal Floor Area = 153.4 sq m / 1651 sq ft

Outbuilding Area = 18.7 sq m / 201 sq ft

Total Area = 172.1 sq m / 1852 sq ft

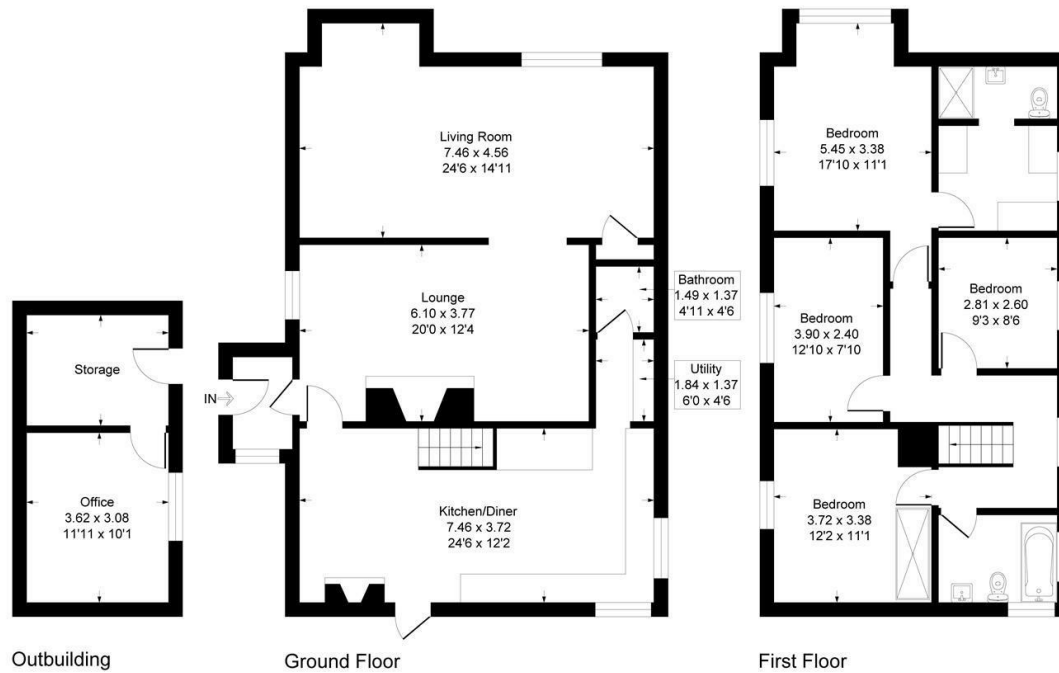


Illustration for identification purposes only, measurements are approximate, not to scale.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	