



30 WEST RIDING, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3QW  
GUIDE PRICE £610,000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

30 West Riding, Bricket Wood, St. Albans, Hertfordshire, AL2 3QW

Situated on one of Bricket Wood's premier roads, West Riding. This charming semi-detached family home offers a delightful blend of comfort and potential. Built in the 1950s, the property spans an impressive 1,047 square feet and features a well-sized reception room that seamlessly flows into a dining area, perfect for family gatherings and entertaining guests.

The kitchen is ample in size, providing a functional space for culinary pursuits. On the ground floor, you will find a convenient shower room with a WC, enhancing the practicality of the home. Upstairs, there are three well-proportioned bedrooms, ensuring ample space for family living. The family bathroom, along with a separate toilet, adds to the convenience of this lovely residence.

The property boasts a secluded rear garden, predominantly laid to lawn, offering a tranquil outdoor space for relaxation and play. The front of the home features off-street parking for at least two vehicles, complemented by a charming lawned area.

Situated in a popular and sought-after location, this home is close to local amenities and benefits from excellent transport links. Families will appreciate the proximity to highly regarded schools, making it an ideal choice for those with children.

With no upper chain, this property presents a wonderful opportunity for buyers looking to settle in a vibrant community. Additionally, there is potential for further expansion, subject to planning permissions, allowing you to tailor the home to your needs. This semi-detached house is not just a place to live; it is a place to create lasting memories.



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- No Upper Chain
- Popular & Sought After Location
  - Close to Local Amenities
- Semi Detached Family Home
  - Three Bedrooms
- Potential For Further Expansion
  - Good Road Links
- Close Proximity to Highly Regarded Schools
  - Off Street Parking
  - Council Tax Band E







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## 30 West Riding, AL2 3QW

Approximate Gross Internal Floor Area = 97.3 sq m / 1047 sq ft

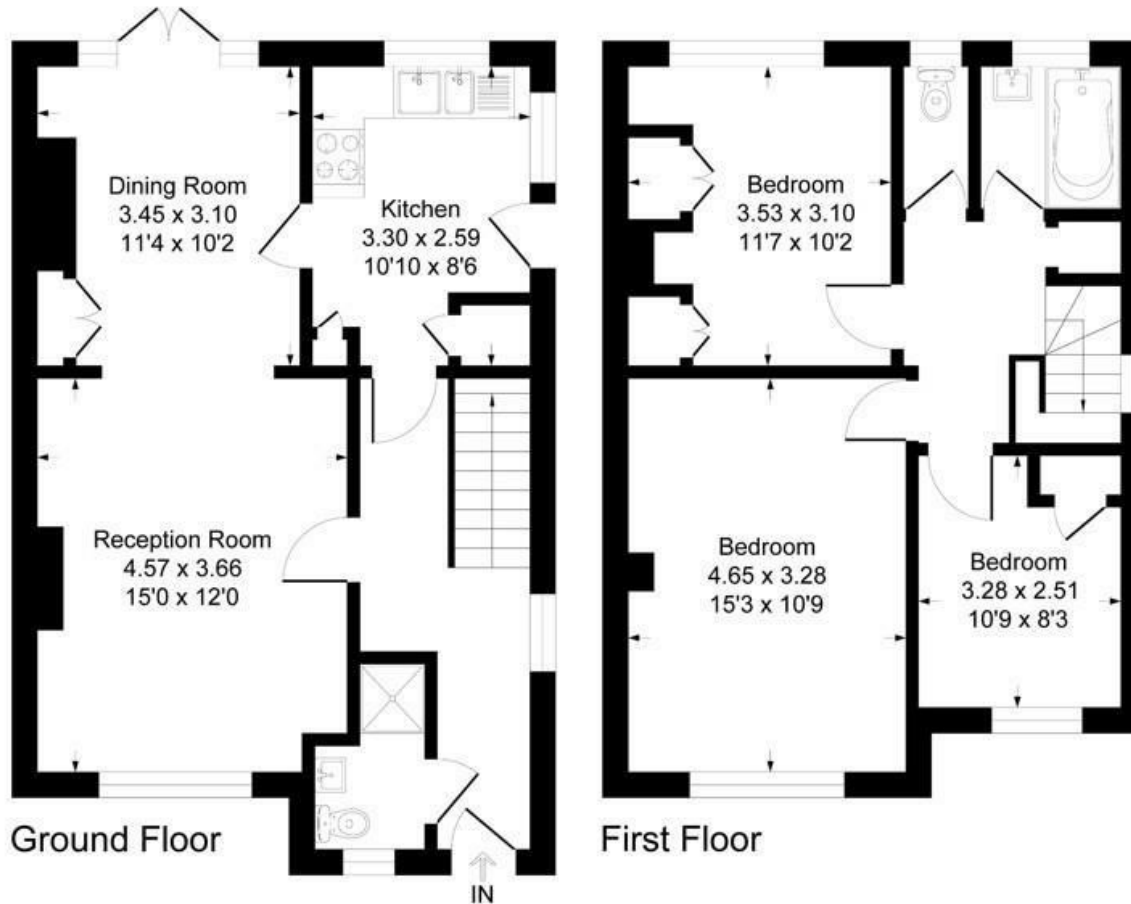



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### Energy Efficiency Rating

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