



5 The Kestrells Bucknalls Drive, Bricket Wood, St. Albans, AL2 3YB

Guide Price £950,000



- Sought & Private Gated Community
- Modern Detached Family Home
 - Three/Four Bedrooms
 - Three Bathrooms
- Spacious Kitchen/Family Room
 - Utility
- Beautifully Maintained Rear Garden
 - Off Street Parking & Garage
- Close to Local Amenities & Good Road Links
 - Council Tax Band G



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Nestled within a small and private gated community in Bricket Wood, St. Albans, this spacious and modern detached family home offers an impressive 2,208 square feet of living space. Upon entering, you are greeted by a generous open hallway that sets the tone for the rest of the property. The versatile reception room, currently used as a children's playroom, has the potential to be transformed into a fourth bedroom, making it ideal for accommodating guests.

At the heart of the home lies a beautifully designed kitchen/dining/family room, which boasts bifold doors that seamlessly connect the indoor space to the well-maintained rear garden. This area is perfect for entertaining or enjoying family meals. The ground floor also features a convenient bathroom and a utility room, adding to the practicality of the layout.

Moving upstairs, you will find three well-proportioned bedrooms, including a main bedroom that benefits from an en suite bathroom. A family bathroom serves the other two bedrooms, ensuring ample facilities for the household.

The rear garden is a delightful retreat, primarily laid to lawn with a modern patio area that includes a charming pond feature, providing a tranquil space for relaxation. Additionally, the property offers off-street parking including space for three cars, and a garage for extra storage.

Conveniently located close to local amenities and with excellent road links, this home is perfect for families seeking a blend of comfort, style, and accessibility. This property truly represents a wonderful opportunity to enjoy modern living in a desirable location.







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The Kestrels AL2

Approximate Gross Internal Floor Area = 205.1 sq m / 2208 sq ft



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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	