



7 The Meads, Bricket Wood, St. Albans, Hertfordshire, AL2 3QJ

Guide Price £1,225,000







Nestled in one of Bricket Wood's premier roads, this stunning and modern detached bungalow offers a perfect blend of comfort and style. Spanning an impressive 2,430 square feet equipped with air conditioning throughout, the property boasts four spacious bedrooms, including a principal suite with an en suite bathroom, ensuring privacy and convenience for the homeowners.

The layout is thoughtfully designed, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The large open-plan family room seamlessly integrates the kitchen and dining area, creating a warm and welcoming atmosphere for family gatherings and social occasions. Additionally, a utility room is conveniently located upstairs, enhancing the practicality of daily living.

For those who enjoy quiet nights in, the dedicated cinema/snug room presents an excellent opportunity for relaxation or could easily be transformed into a fifth bedroom, catering to your evolving needs.

The exterior of the property is equally impressive, with a wrap-around garden that is beautifully laid to lawn, complemented with a patio area, perfect for outdoor dining or simply enjoying the fresh air. Off-street parking is available for multiple vehicles, providing ease and security.

Situated close to local amenities and benefiting from good road links, this bungalow is ideal for families seeking a peaceful yet connected lifestyle. With its modern features and spacious design, this property is a rare find in the desirable area of Bricket Wood. Don't miss the opportunity to make this exceptional home your own.









- Stunning Family Home
- Sleek Modern Interiors
- Cotemporary Living
- Detached Bungalow
- Three/Four Bedrooms
- Three Bathrooms
- Air Conditioning
- Off Street Parking
- Close to Local Amenities
- Council Tax Band F





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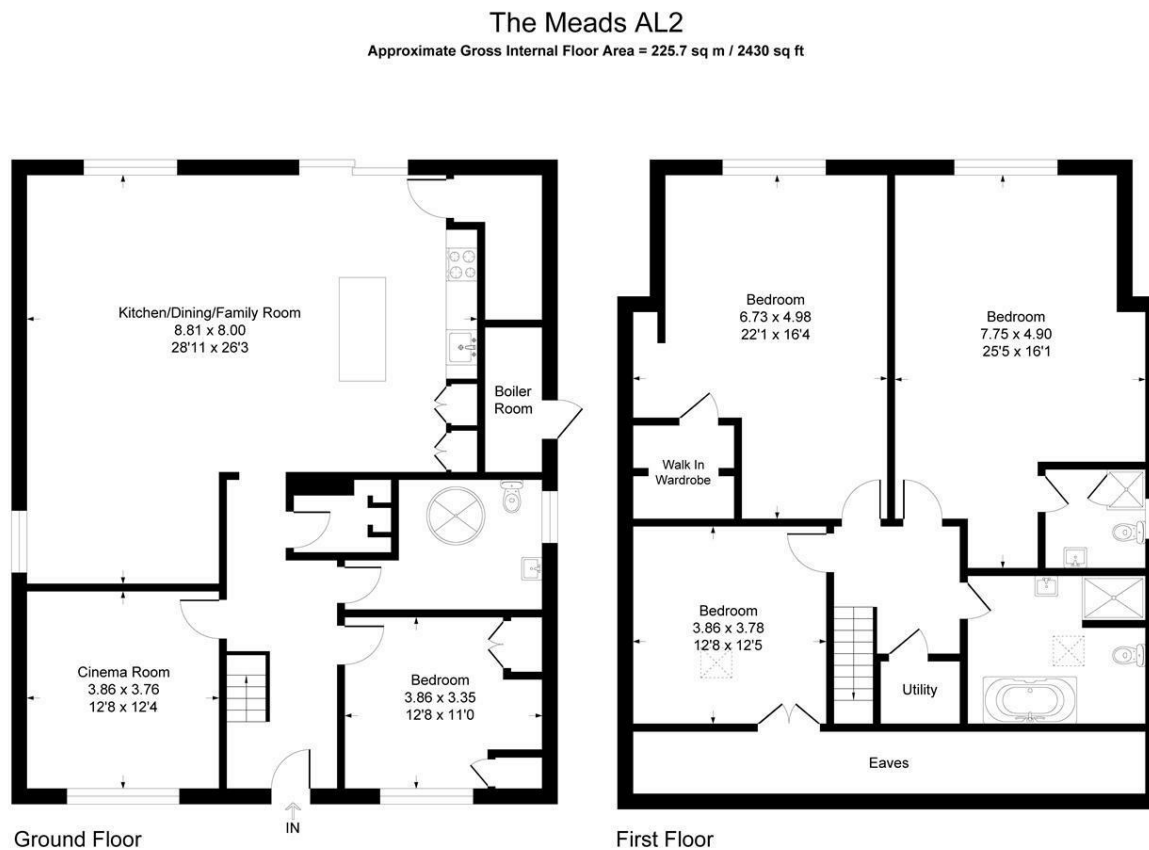


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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 81        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |