



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



19 SOUTH RIDING, BRICKET WOOD, ST. ALBANS, AL2 3NG

GUIDE PRICE £715,000



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Situated on South Riding, Bricket Wood, St. Albans, this charming detached bungalow presents an excellent opportunity for comfortable living. Spanning an impressive 1,102 square feet, the property boasts a well-thought-out layout that is both practical and inviting.

Upon entering, you are greeted by a bright and welcoming hallway that leads to a cosy sitting room. This delightful space, located at the rear of the home, offers a serene view of the beautifully maintained mature garden and features a charming log burner, perfect for those chilly evenings. The kitchen and dining area are generously sized, providing an ideal setting for family meals and entertaining guests.

The bungalow comprises three well-proportioned bedrooms, with the master bedroom benefiting from its own convenient WC. Bedroom three features a unique mezzanine library, adding a touch of character. The main bathroom is thoughtfully designed to cater to the needs of the household.

Outside, the property continues to impress with a stunning rear garden, ideal for outdoor activities or simply enjoying the tranquillity of nature. The front of the home offers off-street parking, secured behind closed gates for added peace of mind.

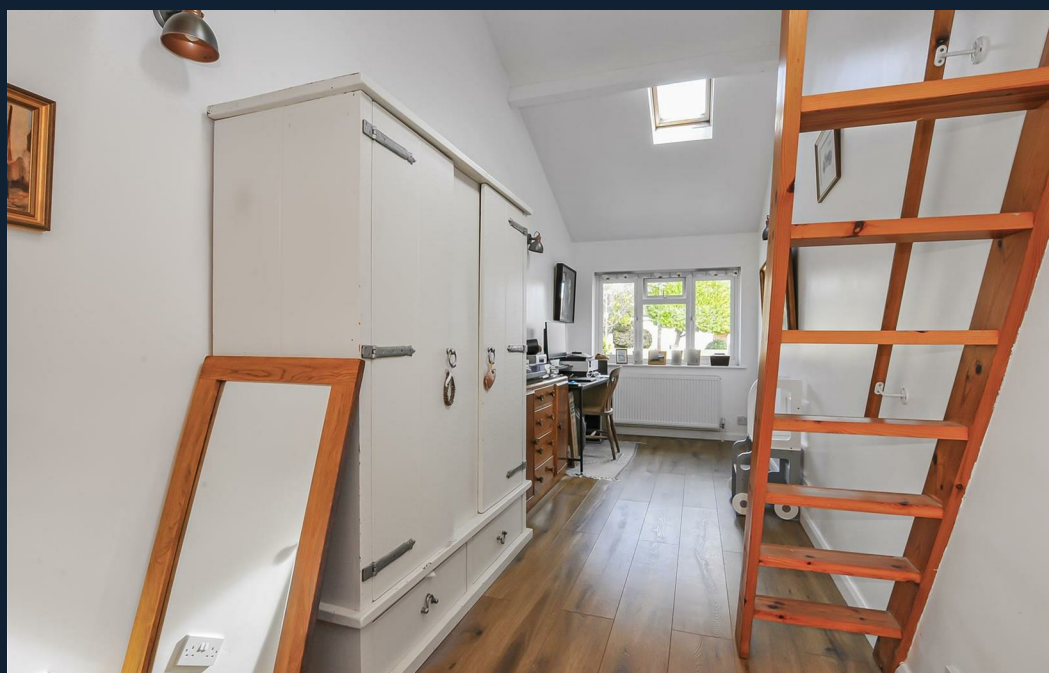
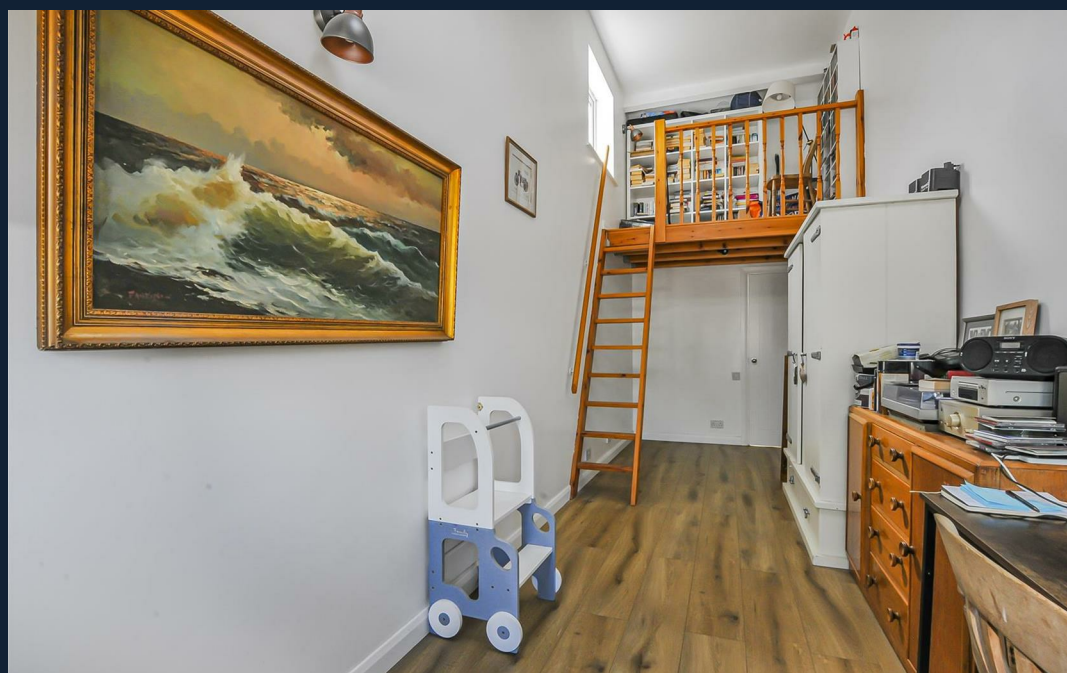
Situated in a popular and convenient location, this bungalow is close to local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families. Furthermore, there is potential for further expansion, subject to planning permission, allowing you to tailor the home to your specific needs.

This well-presented bungalow is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this delightful property your new home.





- Popular & Sought After Location
 - Detached Bungalow
 - Three Bedrooms
- Potential For Further Expansion (STPP)
- Generous Sized Kitchen/Dining Room
- Sitting Room With Log Wood Burner
- Well Maintained Mature Rear Garden
 - Solar Panels
 - Off Street Parking
- Close to Local Amenities



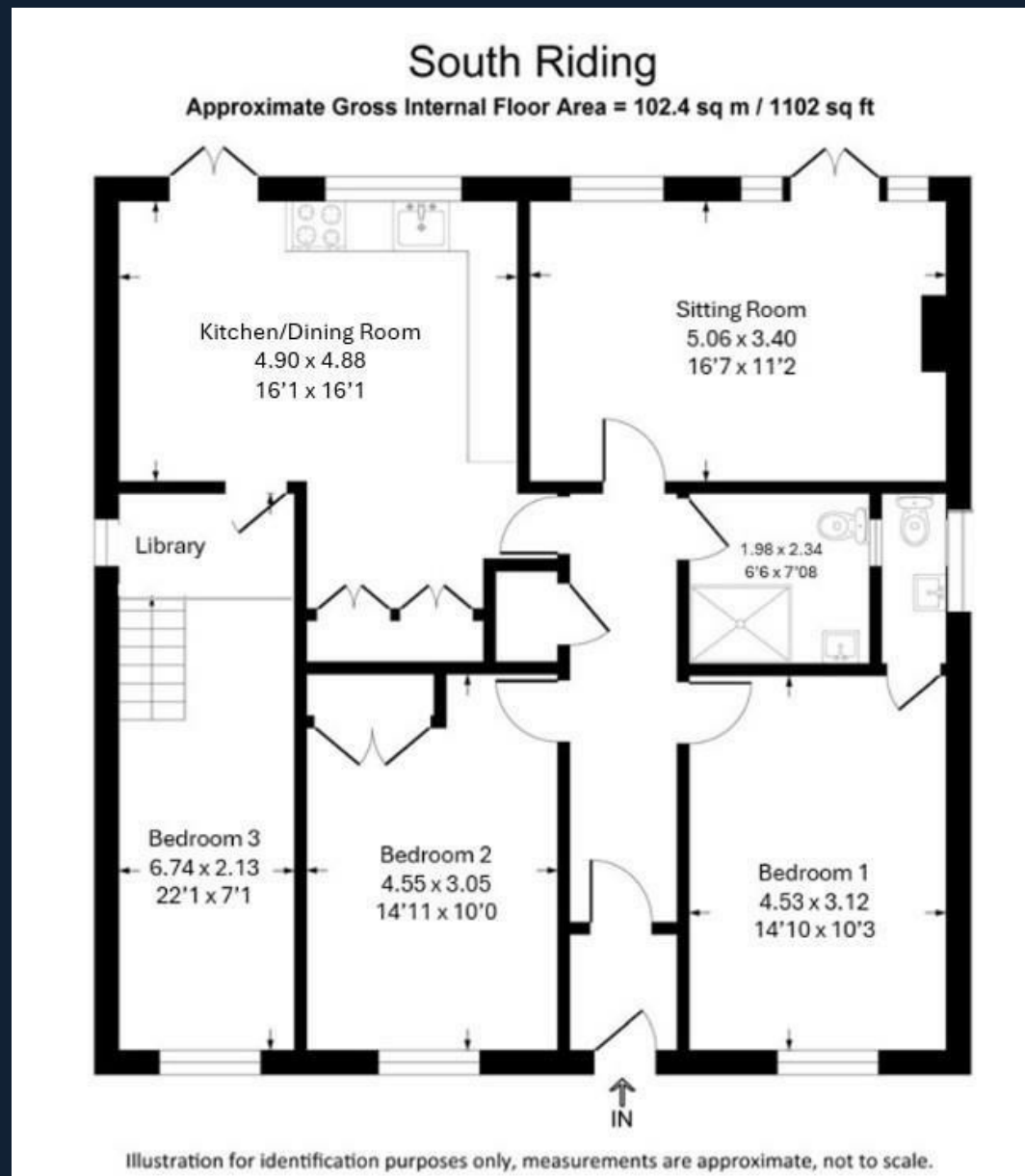





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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