



Ladbroke House The Squirrels, Bricket Wood, St. Albans, AL2 3SD
Guide Price £1,650,000



- Brand New Luxury Build (10 Year New Build Warranty)
- Detached Modern Family Home Spanning 3,045 sqft
- Stunning Kitchen/Family Room With Log Wood Burner
 - Integrated Siemens Appliances
 - Five Bedrooms, Three Bathrooms
 - CCTV Security System
 - Sitting Room
 - Sonos Media Package
- Off Street Parking & Double Garage
- Close to Local Amenities, Good Road Links & Highly Regarded Schools



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Nestled in the tranquil setting of The Squirrels, Bricket Wood, St. Albans, this exquisite detached house offers a perfect blend of modern luxury and comfort. Spanning an impressive 3,045 square feet, this new build features five spacious bedrooms and three well-appointed bathrooms, making it an ideal family home.

Upon entering, you are greeted by two elegant reception rooms, including a versatile study or playroom, perfect for both relaxation and productivity. The heart of the home is undoubtedly the expansive family and dining room, which boasts a stylish Hacker kitchen equipped with integrated Siemens appliances. This space is designed for both entertaining and everyday living, enhanced by electric blinds and bi-fold doors that seamlessly connect the interior to the beautifully landscaped south-west facing rear garden.

The main bedroom is a true sanctuary, featuring a luxurious walk-in dressing room and an en-suite bathroom that adds a touch of opulence to your daily routine. The remaining bedrooms are generously sized, ensuring ample space for family and guests alike.

Additional highlights of this remarkable property include underfloor heating throughout, providing warmth and comfort during the colder months, as well as a modern mega flow hot water system for convenience. Outside, the garden is laid to lawn with a patio area, perfect for outdoor gatherings or simply enjoying the sunshine.

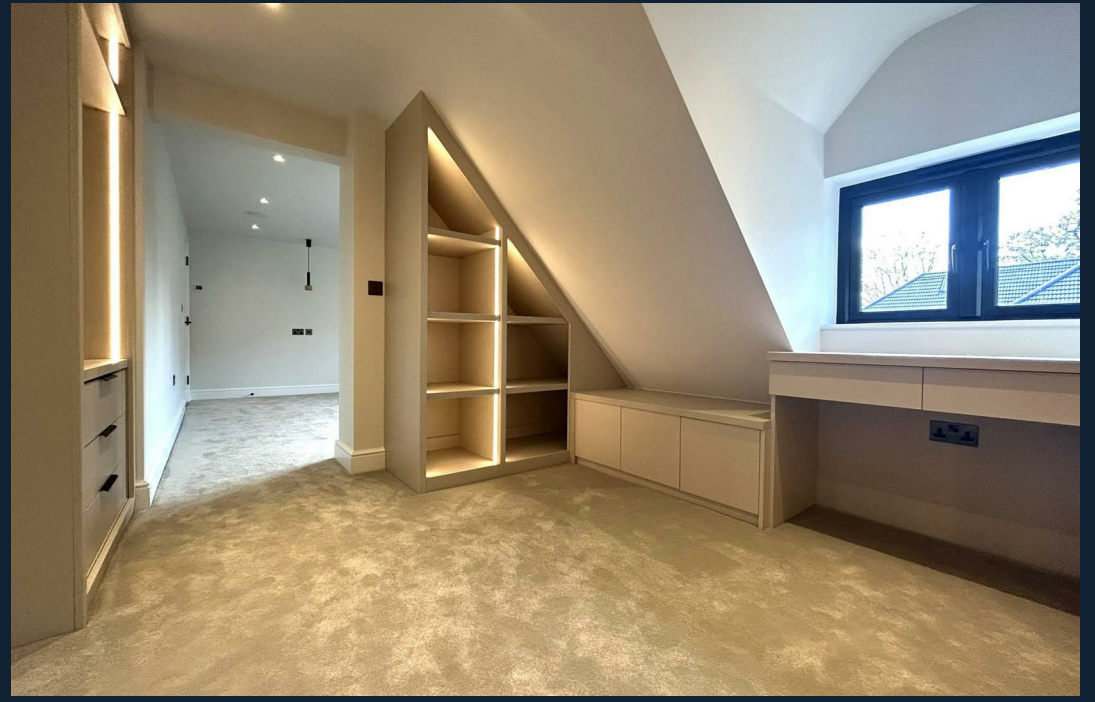
The permeable resin bound driveway offers off-street parking along with a double garage, this home is conveniently located near local amenities, excellent road links, and highly regarded schools. This property is not just a house; it is a lifestyle choice, offering a serene retreat while remaining close to the vibrant community of St. Albans.







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Ladbroke, The Squirrels

Approximate Gross Internal Floor Area = 249.3 sq m / 2684 sq ft

Garage Area = 33.5 sq m / 361 sq ft

Total Area = 282.8 sq m / 3045 sq ft

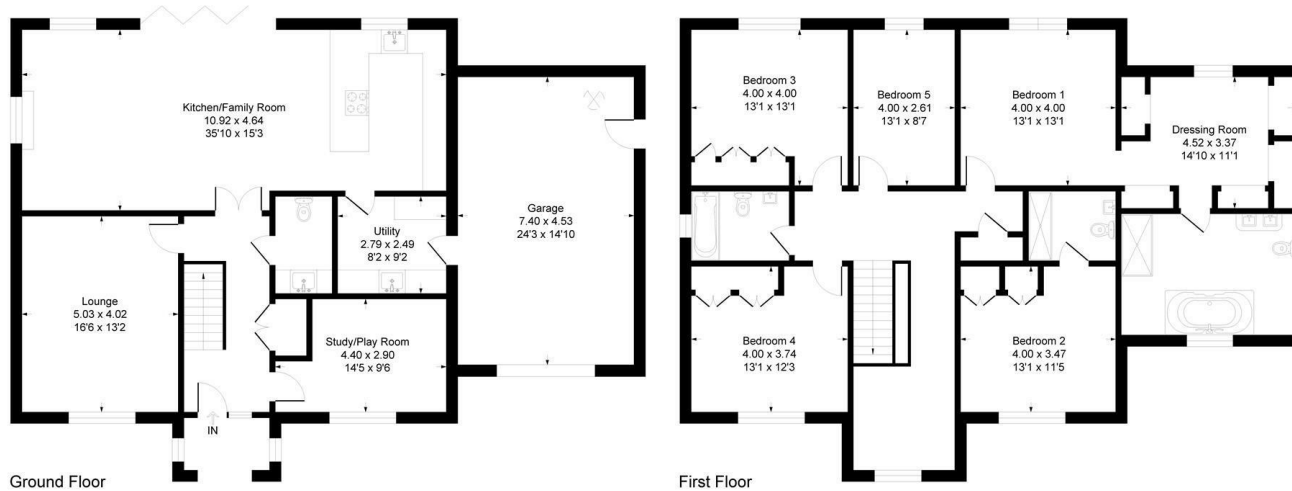


Illustration for identification purposes only, measurements are approximate, not to scale.

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119 Oakwood Road, Bricket Wood, St Albans,
Hertfordshire, AL2 3QB

01923 682 888
sales@carterhayward.co.uk

www.carterhayward.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	