



33 Black Boy Wood, Bricket Wood, St. Albans, AL2 3LW

Offers In Excess Of £325,000

Situated in the sought-after area within Bricket Wood, this first-floor maisonette presents an excellent opportunity for first-time buyers or investors. Recently refurbished, the property boasts a modern aesthetic and practical features that make it a delightful place to call home.

Upon entering, you are welcomed into a bright and airy reception room that overlooks the front aspect, creating a warm and inviting atmosphere. The newly fitted kitchen is a highlight, equipped with a built-in oven and gas cooker, perfect for those who enjoy cooking. The maisonette offers two well-proportioned bedrooms, providing ample space for relaxation or study, alongside a generously sized bathroom.

One of the standout features of this property is its private rear garden, which is predominantly laid to lawn, offering outdoor space for gardening, relaxation, or social gatherings. The location is particularly convenient, with Bricket Wood train station just a five-minute walk away, ensuring easy access to nearby towns and cities. Local amenities are also within close reach, complemented by good road links for those who prefer to drive.

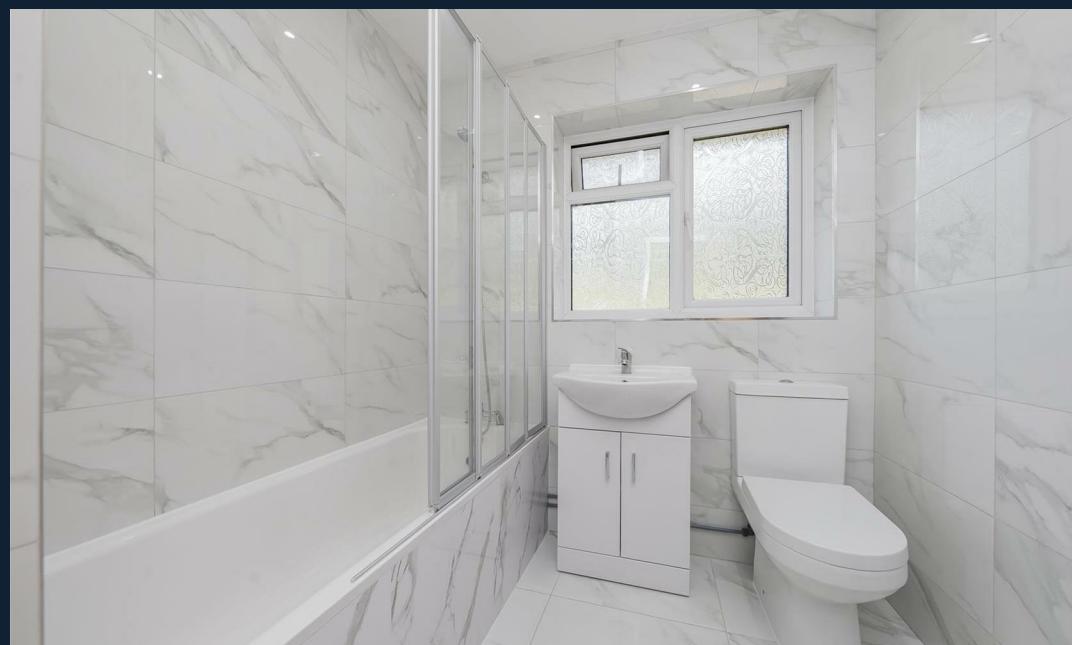
This maisonette is chain-free and ready for immediate occupation, making it an ideal choice for those looking to move in without delay. With a long lease of 158 years remaining, this property not only offers a comfortable living space but also a sound investment for the future. Don't miss the chance to view this delightful home in a vibrant community.





- No Upper Chain
- First Floor Masionette
- Recently Refurbished
- Two Bedrooms
- Bathroom
- Leasehold - 158 Years Remaining
- Low Ground Rent (£50.00 per year)
- Close to Local Amenities & Train Station
 - Good Road Links
 - Council Tax Band C





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Blackboy Wood AL2

Approximate Gross Internal Floor Area = 64.1 sq m / 691 sq ft

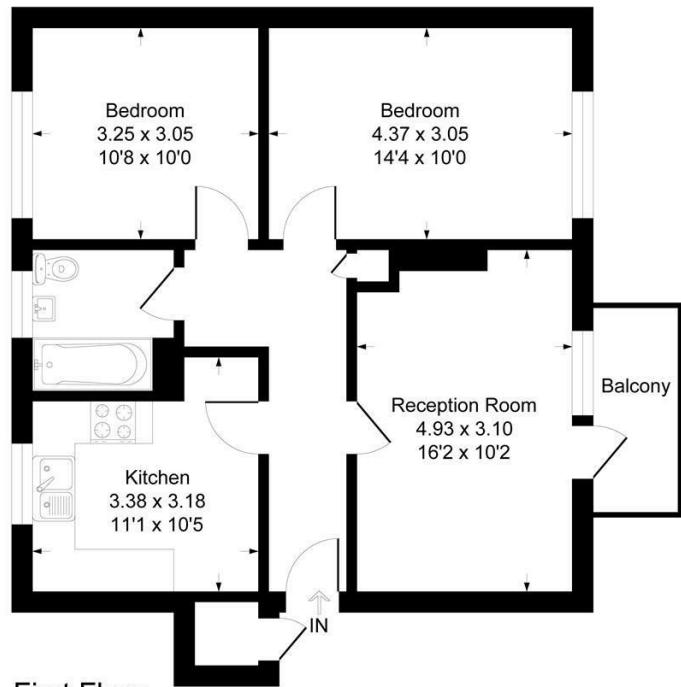


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing



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