



26 Oakwood Road, Bricket Wood, St. Albans, AL2 3PX

Guide Price £1,200,000



- Popular & Sought After Location
- Recently Renovated Detached Chalet Style Bungalow
  - Spacious Modern Kitchen/Dining Room
    - Reception Room
    - Utility
  - Four Bedrooms & Four Bathrooms
    - Self Contained Annex
    - Private Rear Garden
    - Off Street Parking
    - Council Tax Band E



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Situated on the desirable Oakwood Road in Bricket Wood, St. Albans, this recently renovated detached family home offers a perfect blend of modern living and comfort. Spanning an impressive 2,517 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining.

The heart of the home is a bright and spacious kitchen and dining area, designed to a contemporary standard. With bifold doors that seamlessly connect the indoor space to the rear garden, this area is perfect for enjoying sunny days and al fresco dining. A practical utility room off the kitchen enhances the functionality of the space.

Upstairs, you will find three generously sized double bedrooms, two of which feature en suite bathrooms, providing convenience and privacy. The main bathroom serves the final bedroom, ensuring ample facilities for family and guests alike.

A standout feature of this property is the self-contained annex located on the ground floor. This versatile space includes its own reception room, kitchen/dining area, bedroom, and bathroom, making it an excellent option for guests.

The rear garden is predominantly laid with a patio area, offering a lovely outdoor space for relaxation and gatherings. With parking available for up to three vehicles, this home is as practical as it is stylish.

Situated in a sought-after location, the property is conveniently close to local amenities, excellent road links, and highly regarded schools, making it an ideal choice for families.







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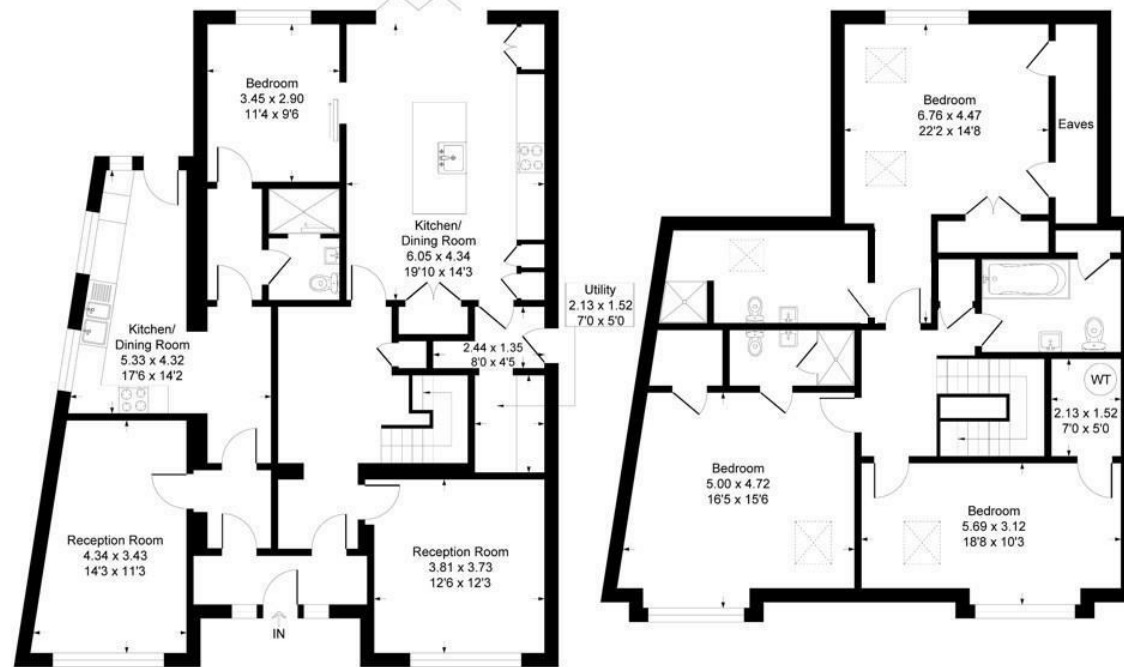
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## Oakwood Road AL2

Approximate Gross Internal Floor Area = 233.8 sq m / 2517 sq ft



Ground Floor

First Floor

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) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(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	