



31 REYNARDS WAY, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3SG  
GUIDE PRICE £600,000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

## 31 Reynards Way, Bricket Wood, St. Albans, Hertfordshire, AL2 3SG

Located in the charming village of Bricket Wood, St. Albans, this semi-detached house on Reynards Way presents an excellent opportunity for those seeking a family home with great potential. Offered to the market with no upper chain, this property invites you to unleash its full charm through a cosmetic update, while also providing the possibility for further expansion STPP.

Upon entering, you will find a welcoming lounge area that flows seamlessly into a dining room, creating an ideal space for family gatherings and entertaining guests. The fully functional kitchen is well-equipped, making meal preparation a delight. Upstairs, the property boasts three comfortable bedrooms, perfect for family living, along with a bathroom that caters to your daily needs.

The outdoor space is equally appealing, featuring a rear garden that is predominantly laid to lawn, complemented by a patio area, perfect for enjoying sunny afternoons. The front of the home offers off-street parking for two vehicles, along with a garage, ensuring convenience for you and your family.

This property is ideally situated close to local shops, providing easy access to everyday amenities. Additionally, the excellent road links make commuting a breeze, while the presence of highly regarded schools in the vicinity adds to the appeal.

In summary, this semi-detached house on Reynards Way is a fantastic opportunity for those looking to create their dream home in a desirable location. With its spacious layout, outdoor space, and proximity to local conveniences, it is a must-see for prospective buyers.







- No Upper Chain
- Popular & Convenient Location
- Semi Detached Family Home
- Potential For Further Expansion (STPP)
- Three Bedrooms, One Bathroom
- Generous Sized Rear Garden
- Garage & Off Street Parking
- Close to Local Amenities & Highly Regarded Schools
  - Good Road Links
  - Council Tax Band E





# Reynards Way

Approximate Gross Internal Floor Area = 104.8 sq m / 1128 sq ft  
(Including Garage)

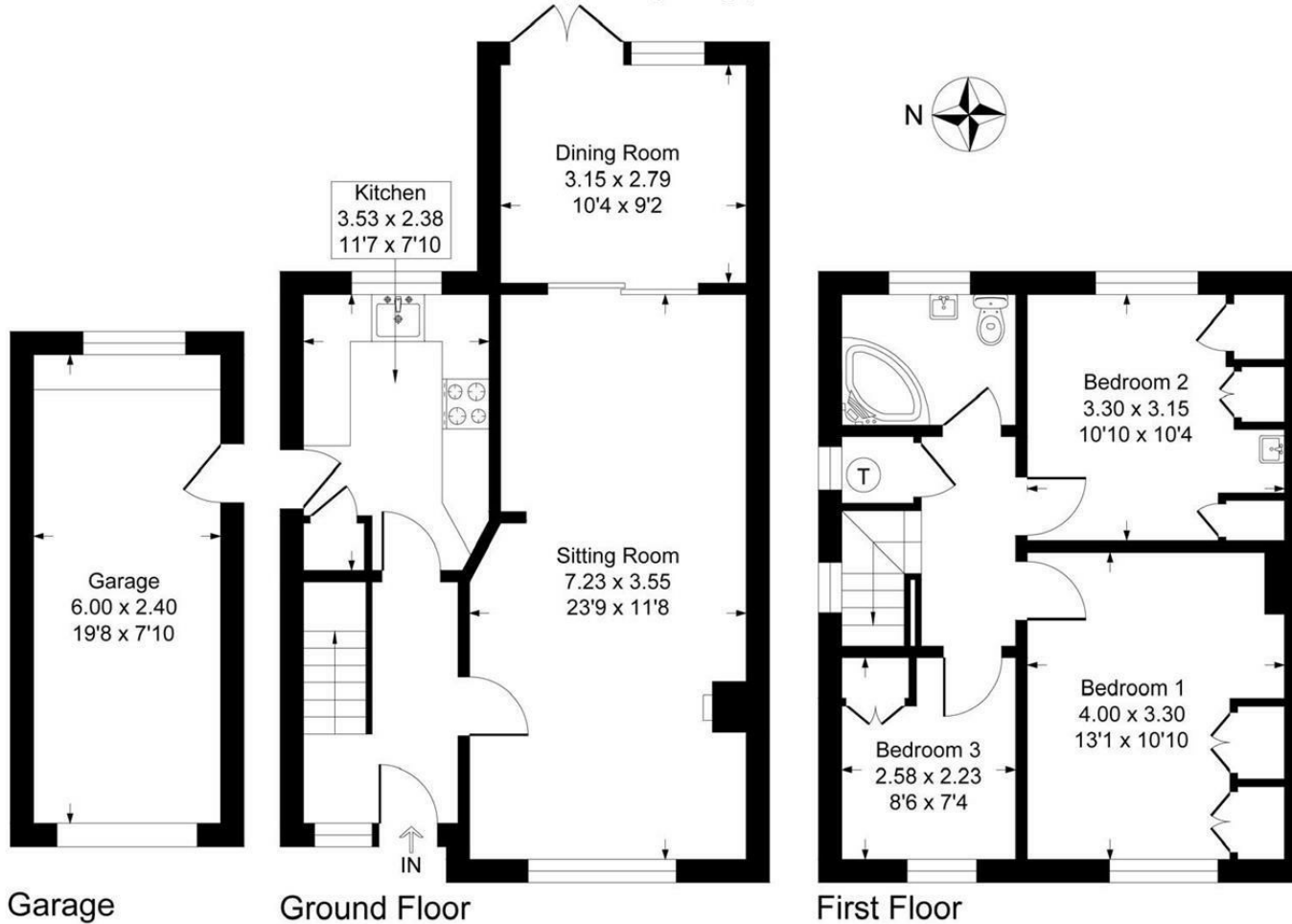


Illustration for identification purposes only, measurements are approximate, not to scale.

## 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>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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