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**OAK AVENUE, ST. ALBANS - £700,000**  
**3 Bedroom Semi detached bungalow**



Extended 3 bedroom, 2 bathroom semi detached bungalow which has been recently refurbished and just requires the finishing touches. The property is situated on a large secluded plot with garaging for 7+ cars.

The ground floor comprises: Entrance Porch, Open plan Lounge, Kitchen and Dining Room, Study, Utility Room, Bedroom and Wet Room.

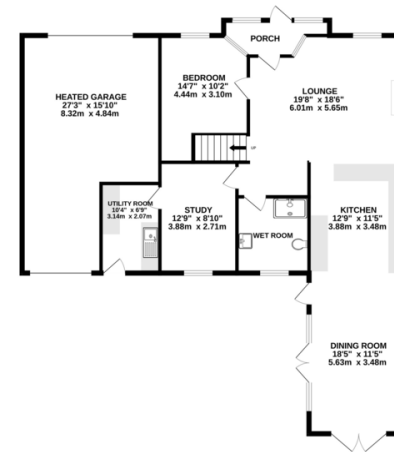
The first floor comprises: Landing, 2 Bedrooms and Family Bathroom.

There are gardens to both front and rear.

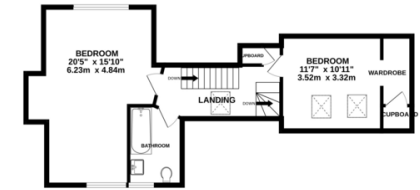
- Garaging for 7+cars!
- Large seduded plot
- Extended
- Sought after village location
- Substantial refurbished-Just requires the finishing touches.
- Large extended kitchen
- Large driveway

Bricket Wood is a sought after village with excellent local amenities and within close proximity of the M1 and M25 motor way and both St. Albans City Centre and Watford Town Centre.

GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1997 sq.ft. (185.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

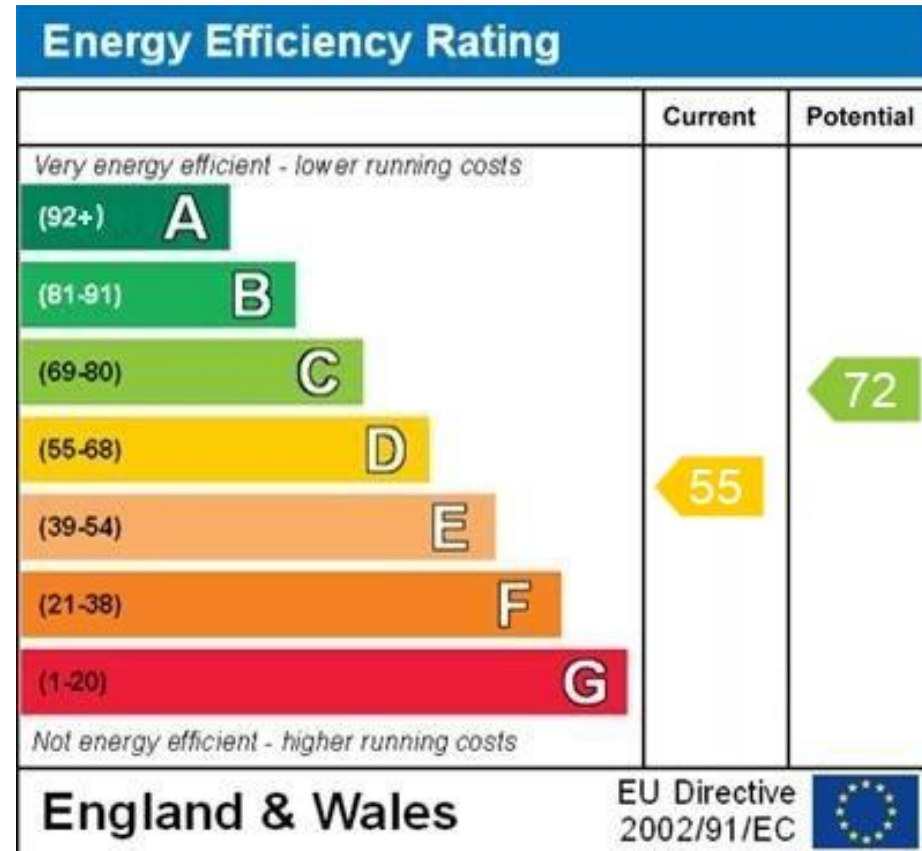
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

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