



Black Boy Wood

Bricket Wood | AL2 3LN



STEP INSIDE

Black Boy Wood

Introducing a delightful 3-bedroom mid-terrace property nestled in the serene enclave of Black Boy Wood, Bricket Wood. Positioned at the end of a tranquil no-through road, this cosy abode exudes charm and warmth, offering an ideal retreat for a young family seeking a peaceful haven.

Conveniently situated close to the M25 and Bircket Wood train station, commuting is a breeze, allowing residents to effortlessly balance work and leisure. Upon entering, you're greeted by a welcoming ambiance, with a spacious lounge/dining room providing a perfect setting for gatherings and relaxation.

Adjacent, a well-appointed galley style kitchen, while the sunlit conservatory offers a serene space with verdant views of the garden. Upstairs, a modern bathroom with a walk-in shower awaits, along with two generously sized double bedrooms and a cosy single bedroom, each offering a comfortable retreat at day's end.

Outside, the property boasts a driveway with ample space for two cars, ensuring convenient parking. The rear garden, a picturesque oasis of tranquillity, invites outdoor enjoyment, with a charming shed providing additional storage space for garden essentials.

Don't miss the opportunity to make this enchanting property your family's sanctuary in the heart of Black Boy Wood, where comfort, convenience, and serenity seamlessly intertwine to create a truly special living experience.









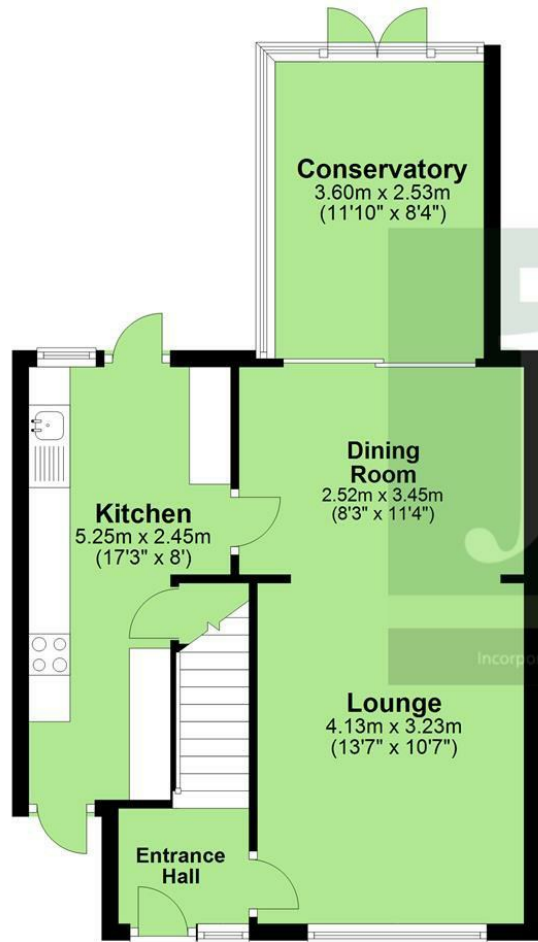
STEP OUTSIDE

Black Boy Wood

Life in Black Boy Wood, Bricket Wood, St. Albans offers a serene blend of nature and community in Hertfordshire. Surrounded by ancient woodland, residents enjoy tranquil walks and modern comforts in a picturesque setting. The area boasts cosy homes, vibrant wildlife, and a harmonious balance of rustic charm and modern convenience. Community events, including summer picnics and winter festivals, foster strong bonds among neighbours, creating a close-knit community. Living here means waking up to birdsong, breathing in the fresh forest air, and feeling a deep sense of belonging. Life in Black Boy Wood unfolds at its own pace, offering moments of serenity and camaraderie amidst nature's embrace, making it a timeless sanctuary for those who call it home.



Ground Floor
Approx. 43.8 sq. metres (471.0 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	

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