

FREEHOLD



Bungalow - Detached (EPC Rating: D)

**MOUNT PLEASANT LANE, BRICKET WOOD, ST ALBANS, AL2 3XH**

**£850,000**

# 3 Bedroom Bungalow - Detached located in St Albans

An immaculate three double bedroom detached bungalow set within stunning wrap-around grounds in a quiet village location. Offering generous living space, a garage, off-road parking and direct access to open countryside, while remaining ideally placed for popular schools and the train line to St Albans and Watford Junction. Chain free and perfectly positioned for the M1 (J6) and M25 (J19A).

## FULL DESCRIPTION

Mount Pleasant Lane, Bricket Wood, St Albans, Hertfordshire, AL2 3XH

### Entrance Porch

A welcoming enclosed porch provides a practical buffer from the outside, ideal for coats and shoes before entering the main home.

### Living Room – 27'9" x 18'10" (8.23m x 5.75m)

A superbly proportioned main reception room, forming the heart of the bungalow. This impressively large space easily accommodates both living and seating zones and enjoys excellent natural light. Double doors open directly onto the garden, linking seamlessly with two separate patio seating areas, perfect for enjoying different sun aspects throughout the day.

### Kitchen – 17'11" x 9'4" (5.45m x 2.84m)

The larger-than-average fitted kitchen offers ample worktop and storage space, making it highly functional for everyday living. Its layout works perfectly for keen cooks while remaining sociable, with direct access to the adjoining dining room.

### Dining Room – 11'8" x 11'5" (3.55m x 3.48m)

Ideal for entertaining, the dedicated dining room comfortably accommodates a family dining table and chairs and benefits from close proximity to the kitchen, making it perfect for both formal and informal gatherings.

### Inner Hallway

A central hallway provides access to all bedrooms and bathrooms, ensuring excellent flow throughout the accommodation and reinforcing the bungalow's practical single-level living.

### Bedroom One (Principal Bedroom) – 15'3" x 12'5" (4.64m x 3.78m)

A generous main bedroom with fitted wardrobes and a pleasant outlook across the gardens. This room benefits from excellent proportions and easy access to the bathroom facilities.

### Bedroom Two – 12'5" x 11'5" (3.78m x 3.48m)

Another spacious double bedroom, also featuring fitted wardrobes, making it ideal as a guest room or second main bedroom.

### Bedroom Three – 13'11" x 7'10" (4.24m x 2.38m)

A versatile third double bedroom, well-suited for use as a home office, hobby room or additional guest accommodation. This bedroom benefits from direct access to the ensuite shower facilities.

### Ensuite Shower Room

A well-appointed ensuite shower room, providing convenience and privacy for the third bedroom, fitted with a modern shower suite.

### Family Bathroom – 11'2" x 7'1" (3.40m x 2.16m)

The main bathroom features a standout roll-top bath, offering a touch of classic elegance alongside contemporary comfort.

### Outside

The gardens wrap around the property, providing a wonderful sense of space and privacy. There is a large lawn area, well-stocked flower beds and two patio seating areas for outdoor dining or relaxation. To the front and side, there is off-road parking for 2-3 vehicles, along with a large detached garage, ideal for storage or workshop use.

### Practical Features

Gas central heating

Double glazing throughout

Excellent cavity wall and loft insulation

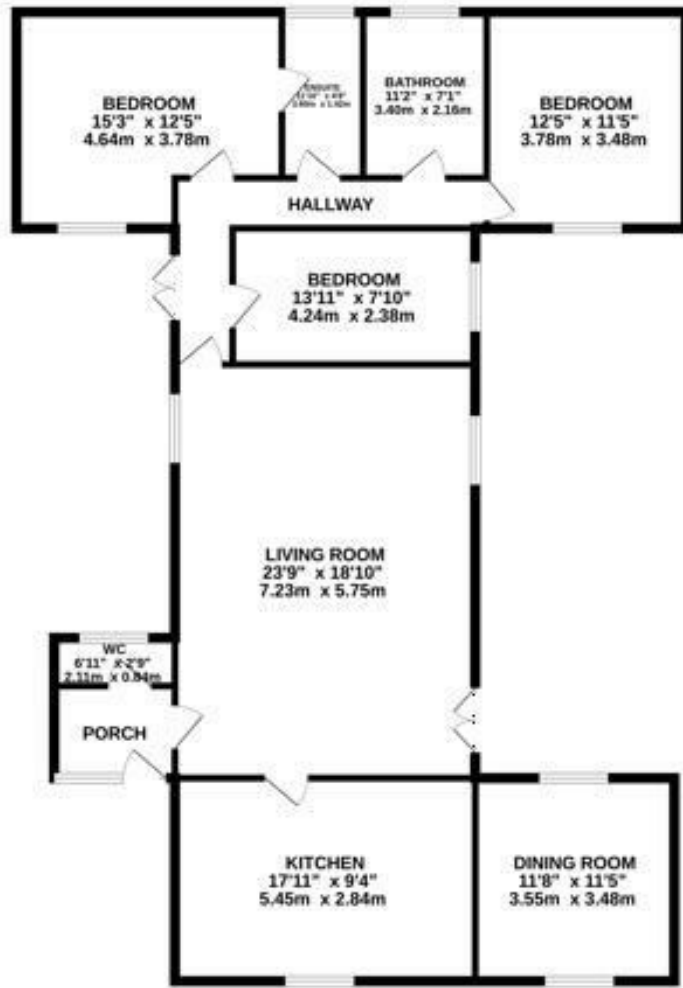
Chain-free sale

Quiet village location close to open countryside and woodland



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GROUND FLOOR

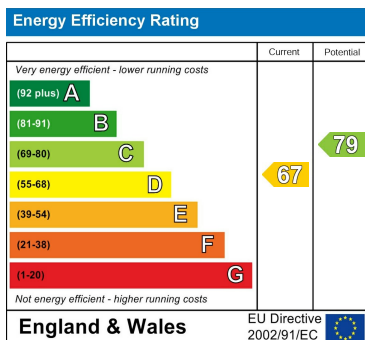


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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