



Lye Lane, St. Albans, AL2 3TD

£175,000



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## Lye Lane, Bricket Wood, St. Albans

Mather Estates are delighted to offer to the market this one double bedroom detached chalet, located in a favourable position within the UK's longest serving and well known naturist village just off Lye Lane, Bricket Wood on "Spielplatz Naturist Park", offering great access to major road links and amenities.

This chalet has been much improved by the owner and briefly comprises of living room, conservatory with doors to garden, refitted kitchen and bathroom, utility room and an outside walk in storage cupboard. Outside there are private gardens and two off street parking spaces.

This chalet can be for a holiday residence or your all year round home but this park is for genuine nudists only.

The parks facilities include a communal heated swimming pool, hot tub, clubhouse, games court areas and plenty of grounds to enjoy.

Please call us on 01707 270777 if you have any questions, or would like to arrange a viewing, which is highly recommended.







### **Living Room**

Dual aspect room with windows to front and rear, radiator, log burner, door to hallway and door to:

### **Conservatory**

Double glazed windows to sides and front overlooking the garden, double doors to garden, radiator.

### **Kitchen**

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink with mixer tap, double glazed windows to side and rear, door to living room and utility room,

### **Utility Room**

Fitted range of base units, complimentary work surfaces and tiled splash backs, space for washing machine, double glazed windows to sides and entrance door to front.

### **Double Bedroom**

Fitted range of wardrobes and cabinets, double glazed window to front, radiator.

### **Refitted Bathroom**

Refitted suite comprising of panel enclosed bath, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, complimentary tiling, heated towel rail, double glazed window to rear.

### **Gardens**

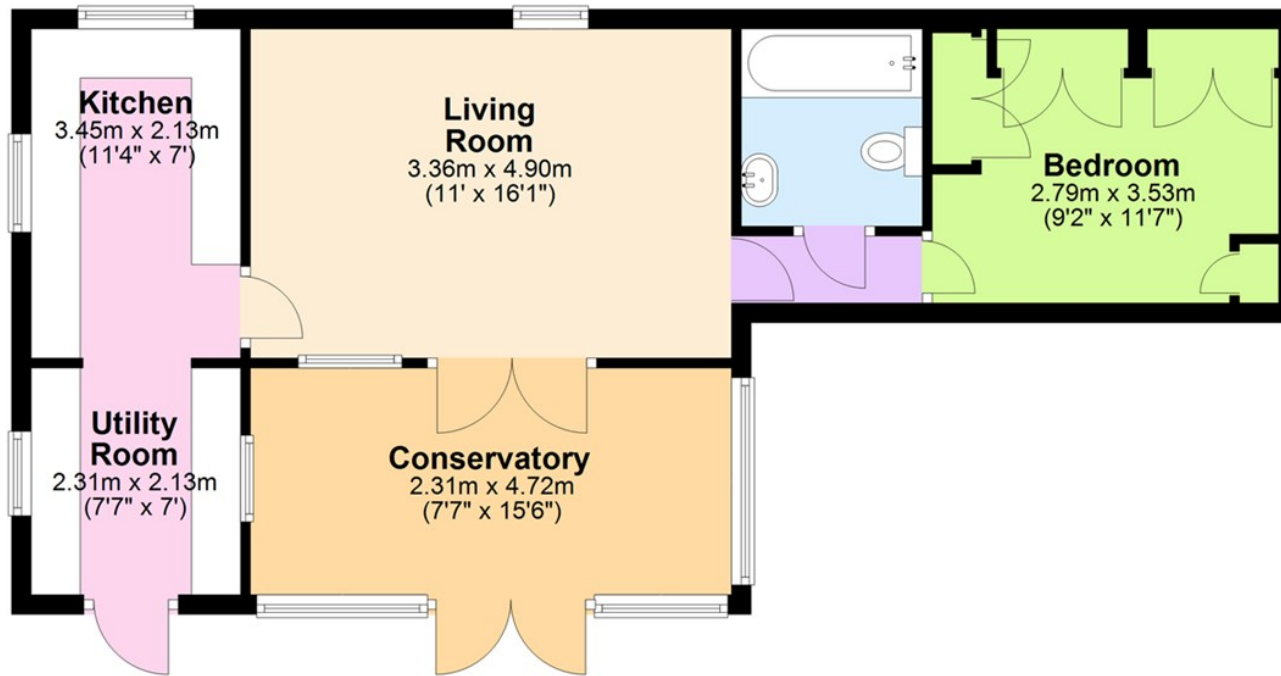
There are garden areas to the front side and rear, paved patio, lawn, flower and shrub beds, various bushes and evergreens, timber shed, brick built shed, summer house, water tap.

### **Parking**

Private off street parking for two vehicles.

## Ground Floor

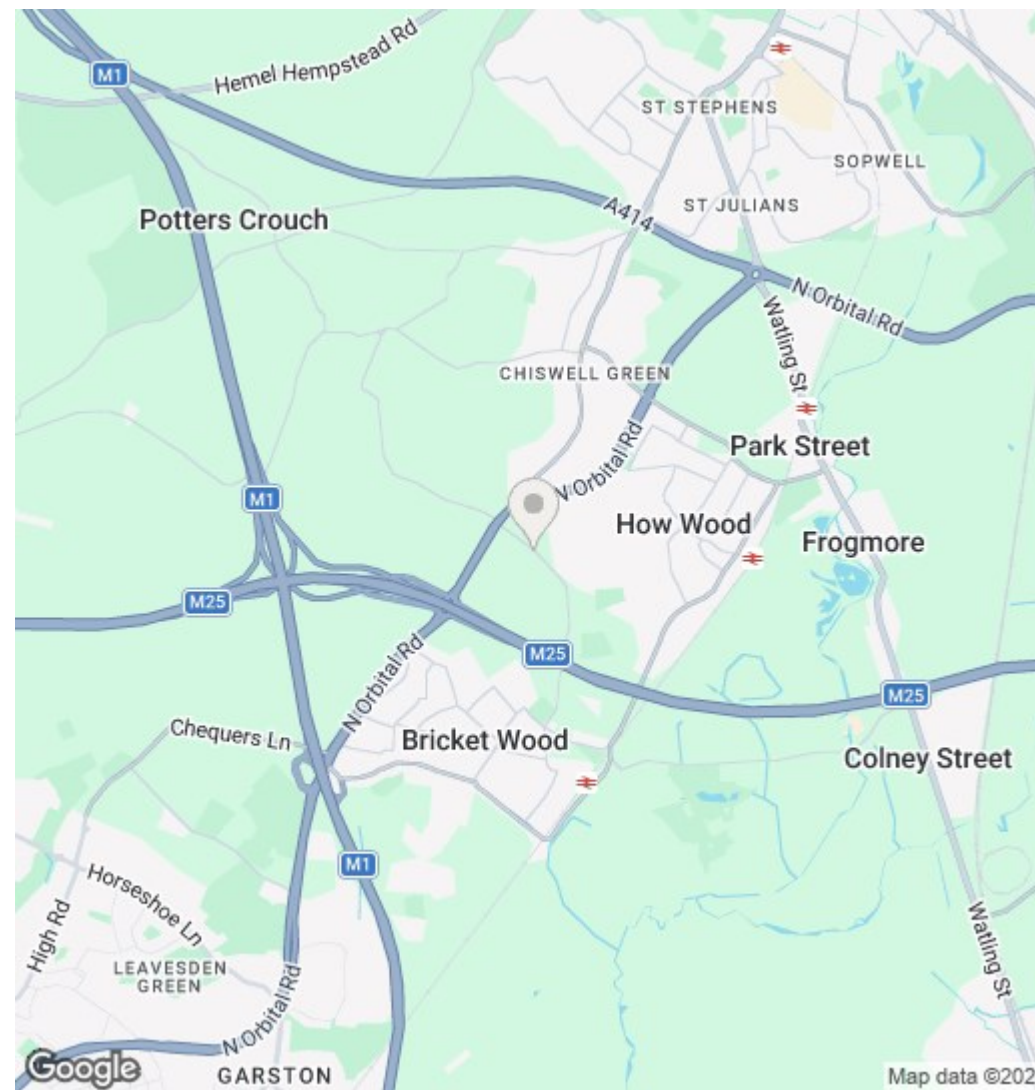
Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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**mather**  
**estates**  
independent agents

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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