



1 Garnett Drive, Bricket Wood, St. Albans, Hertfordshire, AL2 3QN

Guide Price £1,550,000



located in the desirable area of Garnett Drive, Bricket Wood, St. Albans, this impressive detached family home offers a remarkable blend of space, comfort, and modern living. Spanning an expansive 3,440 square feet, this property is set on a corner plot, providing ample room for both indoor and outdoor activities.

As you step inside, you are greeted by a generous and light-filled hallway that sets the tone for the rest of the home. The ground floor boasts three well-appointed reception rooms, including a large modern kitchen/family room that serves as the heart of the home. This inviting space seamlessly connects to a separate living room and a dining room at the front, perfect for entertaining guests. Additionally, the ground floor features a utility room, a convenient downstairs WC, an office/gym area, and an annex complete with its own kitchenette, offering flexibility for guests or extended family.

Venturing upstairs, you will find five spacious bedrooms, three of which benefit from en-suite bathrooms, ensuring privacy and comfort for all family members. The two largest bedrooms also feature dressing rooms, adding a touch of luxury to your daily routine. An additional main bathroom serves the remaining bedrooms, providing ample facilities for family and visitors alike.

The outdoor space is equally impressive, with a rear garden primarily laid to lawn, complemented by a lovely patio area ideal for outdoor dining. A swimming pool and pool room further enhance the outdoor experience, offering a perfect retreat during the warmer months.

With off-street parking for multiple vehicles at the front, this home is not only practical but also conveniently located near local amenities and highly regarded schools. Excellent transport links, including easy access to the M1 & M25, make this property an ideal choice for families seeking both comfort and convenience.







- Popular & Sought After Location
- 3,440 Square Feet of Living Space
  - Detached Family Home
  - Five Bedrooms
- Four Bathroom & Downstairs WC
- Spacious Kitchen/Family Room
  - Office/Gym
- Swimming Pool & Pool Room
- Ample Off Street Parking
- Close Proximity to Local Amenities, Highly Regarded Schools, and good Transport Links





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## Garnett Drive AL2

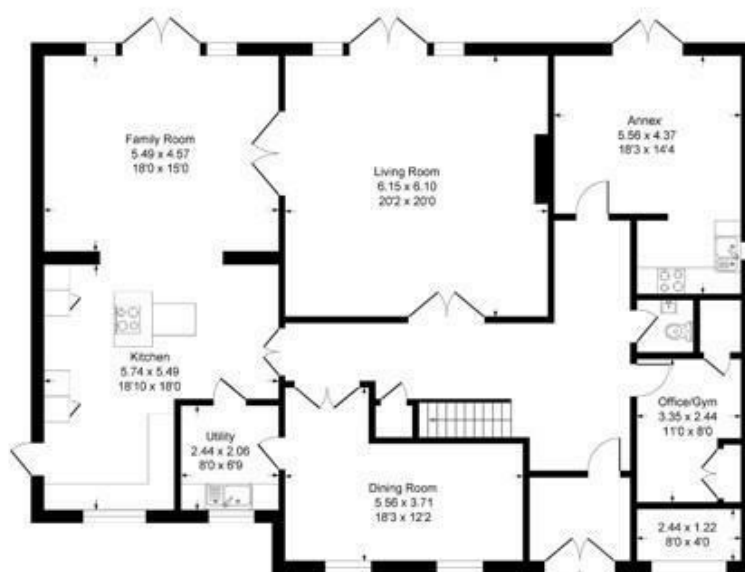
Approximate Gross Internal Floor Area = 319.5 sq m / 3440 sq ft

Outbuilding Area = 22.2 sq m / 240 sq ft

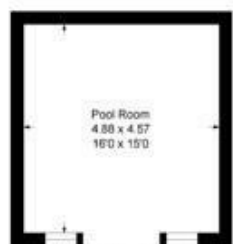
Total Area = 341.7 sq m / 3680 sq ft



First Floor



Ground Floor



Outbuilding

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

Produced By Esjay Property Marketing

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

