



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



18 CANE DRIVE, BRICKET WOOD, ST. ALBANS, AL2 3FP

GUIDE PRICE £950,000



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18 Cane Drive, Bricket Wood, St. Albans, AL2 3FP

Nestled in the desirable Hanstead Park development of Bricket Wood, St. Albans, this spacious detached family home on Cane Drive offers a perfect blend of comfort and modern living. Spanning an impressive 1,354 square feet, the property features an inviting living room that provide ample space for relaxation.

The heart of the home is undoubtedly the large kitchen and dining area, which is well-equipped with integrated appliances, making it ideal for family meals and gatherings. A convenient utility room enhances the practicality of the space, while a downstairs WC and a dedicated office area cater to the needs of modern family life, whether for homeworking or everyday activities.

Upstairs, you will find four generously sized bedrooms, each designed with comfort in mind. The principal bedroom boasts an en suite shower room, providing a private retreat, while the main bathroom serves the remaining bedrooms with ease.

Outside, the low-maintenance rear garden is predominantly laid to lawn, complemented by a patio area perfect for alfresco dining. The property is enveloped by picturesque landscapes, creating a tranquil atmosphere.

Along with a garage for additional storage the property has off street parking available, this home is conveniently located near excellent road links, highly regarded schools, and local amenities. Offered to the market with no upper chain, this delightful family residence is an opportunity not to be missed.



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- No Upper Chain
- Popular & Sought After Development
 - Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
- Office & Downstairs WC
 - Utility Room
- Garage & Off Street Parking
- Good Road Links & Close Proximity to Local Amenities
 - Council Tax Band G







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Cane Drive

Approximate Gross Internal Floor Area = 125.8 sq m / 1354 sq ft

Garage Area = 22.2 sq m / 239 sq ft

Total Area = 148.0 sq m / 1593 sq ft

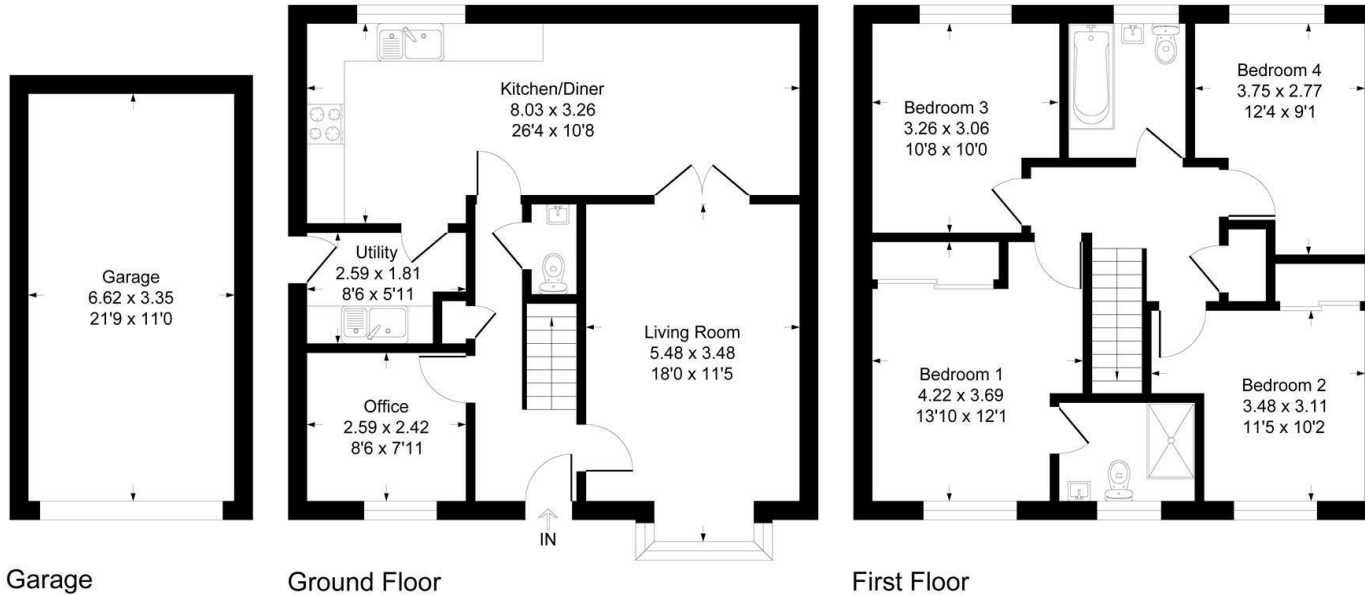


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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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