



113a Mount Pleasant Lane, Bricket Wood, St. Albans, AL2 3XQ

Guide Price £1,500,000



Located on the prestigious Mount Pleasant Lane in Bricket Wood, St. Albans, this stunning detached house offers a perfect blend of modern living and spacious comfort. Spanning an impressive 2,793 square feet, this beautifully modernised home is designed to cater to the needs of contemporary family life.

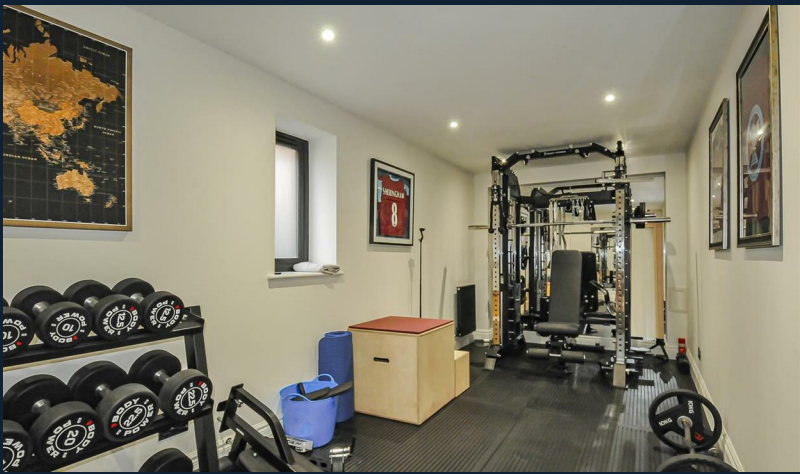
As you step through the welcoming open hallway, you are greeted by a generous living room, an ideal space for relaxation and family gatherings. The heart of the home is undoubtedly the expansive kitchen, family, and dining area, which is bathed in natural light and features fully integrated appliances and a stylish island worktop, perfect for entertaining. The practicality of the ground floor is enhanced by a utility room, a convenient downstairs WC, and a dedicated office space for those who work from home. Additionally, a gym area allows for effortless daily workouts without leaving the comfort of your home.

Venturing upstairs, you will discover five well-proportioned bedrooms, including two with en-suite bathrooms, alongside a family bathroom. The principal bedroom is particularly noteworthy, boasting a spacious walk-in dressing room that adds a touch of luxury to your daily routine.

Outside, the rear garden is a delightful retreat, featuring a well-appointed outbuilding currently used as a bar and games room, alongside a lawn and patio area, perfect for outdoor entertaining. The front of the property offers ample off-street parking for multiple vehicles, ensuring convenience for family and guests alike.

This exceptional family home is ideally located just a stone's throw from local amenities, excellent road links, and highly regarded schools, making it the perfect choice for those seeking a harmonious blend of comfort and convenience. A viewing is highly recommended to fully appreciate all that this remarkable property has to offer.







- Popular & Sought After Location
 - Modern Luxury Home
 - Detached Family Home
- Five Bedrooms & Three Bathrooms
- Beautiful Kitchen/Dining/Family Room
 - Gym & Study
 - Outdoor Bar & Store Room
- Ample Off Street Parking For Multiple Vehicles
- Close to Local Amenities & Good Road Links
 - Council Tax Band G





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Mount Pleasant Lane

Approximate Gross Internal Floor Area = 238.3 sq m / 2565 sq ft
 Outbuilding Area = 21.1 sq m / 228 sq ft
 Total Area = 259.4 sq m / 2793 sq ft

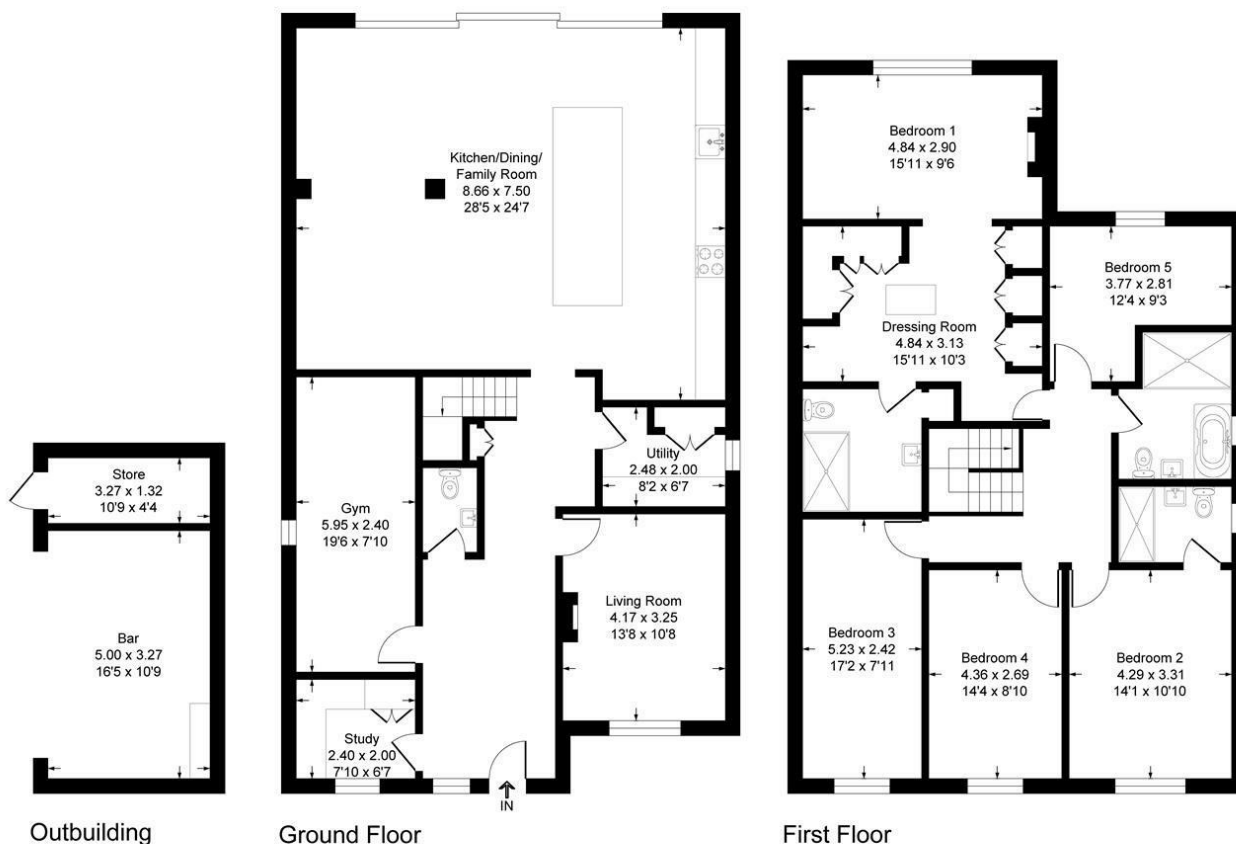


Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 