



**Connells**

Broad Acre  
Bricket Wood St. Albans



### Property Description

Set on the ever-popular Broad Acre in Bricket Wood, this semi-detached chalet-style bungalow offers a versatile layout, generous living space, and an enviable position close to excellent amenities and transport links.

The home opens with a welcoming hallway that leads into a spacious living room, an ideal hub for family life or entertaining. From here, double doors connect to a bright conservatory, a lovely spot to enjoy the garden outlook all year round.

Accommodation is well balanced, with three bedrooms arranged over two floors. On the ground floor, two good-sized bedrooms are complemented by an en suite shower room to one. Upstairs, a further bedroom is served by the main family bathroom, providing flexibility for guests, children, or home-working.

The kitchen is practical and well equipped, with plenty of scope to style or update to individual taste. Outside, the rear garden is neatly patioed for low maintenance, creating a private outdoor space perfect for relaxing or entertaining. A detached outbuilding adds versatility, offering potential as a home office, studio, or gym.

The property also benefits from a large driveway with parking for several vehicles, making it well suited to busy households.

Bricket Wood is a sought-after location, with excellent road and rail links, well-regarded

schools, and a welcoming village atmosphere. This property represents a fantastic opportunity to secure a comfortable home in a thriving community.

## Living Room

12' 1" x 15' 7" ( 3.68m x 4.75m )

## Kitchen

12' 1" x 9' 8" ( 3.68m x 2.95m )

## Conservatory

9' 2" x 22' 3" ( 2.79m x 6.78m )

## Bedroom One

15' 1" max x 12' 1" max ( 4.60m max x 3.68m max )

## Bedroom Two

14' 8" max x 7' 2" max ( 4.47m max x 2.18m max )

## Ensuite

5' 9" x 6' 6" ( 1.75m x 1.98m )

## Bathroom

8' 5" x 7' 2" ( 2.57m x 2.18m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01727 856 781**  
**E [stalbens@connells.co.uk](mailto:stalbens@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

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