



9 Newlyn Close, Bricket Wood, St. Albans, AL2 3UP

Guide Price £1,350,000



Nestled in a quiet and highly sought-after area of Bricket Wood, St. Albans, this modern detached family home on Newlyn Close offers an impressive 2,950 square feet of living space, perfect for a growing family. The property boasts a generous sitting room that provides a comfortable setting for relaxation.

The heart of the home is undoubtedly the expansive kitchen, family, and dining room, which is fully equipped with integrated appliances and features a stylish kitchen worktop island. This area is designed for both entertaining and everyday family life, making it a delightful space for gatherings. Additionally, a practical utility room enhances the functionality of the ground floor, while a dedicated study offers an ideal environment for homeworking. A convenient downstairs WC completes this level.

Venturing upstairs, you will find six well-proportioned bedrooms, including two that benefit from en suite bathrooms, providing a touch of luxury and privacy. The family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

The outdoor space is equally appealing, featuring a rear garden laid with artificial lawn for easy maintenance, complemented by a small patio area that is perfect for enjoying the summer months. To the front of the property, off-street parking is available for up to three vehicles, adding to the convenience of this lovely home.

With its close proximity to local amenities, highly regarded schools, and excellent transport links, this property is not only a beautiful family home but also a practical choice for modern living.









- Sought After Location
- Detached Family Home
- Spacious Living Accomodation
 - Modern Style Finish
 - Six Bedrooms
 - Three Bathrooms
 - Study & Utility Room
 - Downstairs WC
 - Off Street Parking
- Close Proximity to Local Amenities & Good Transport Links





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Newlyn Close

Approximate Gross Internal Floor Area = 274.06 sq m / 2950 sq ft

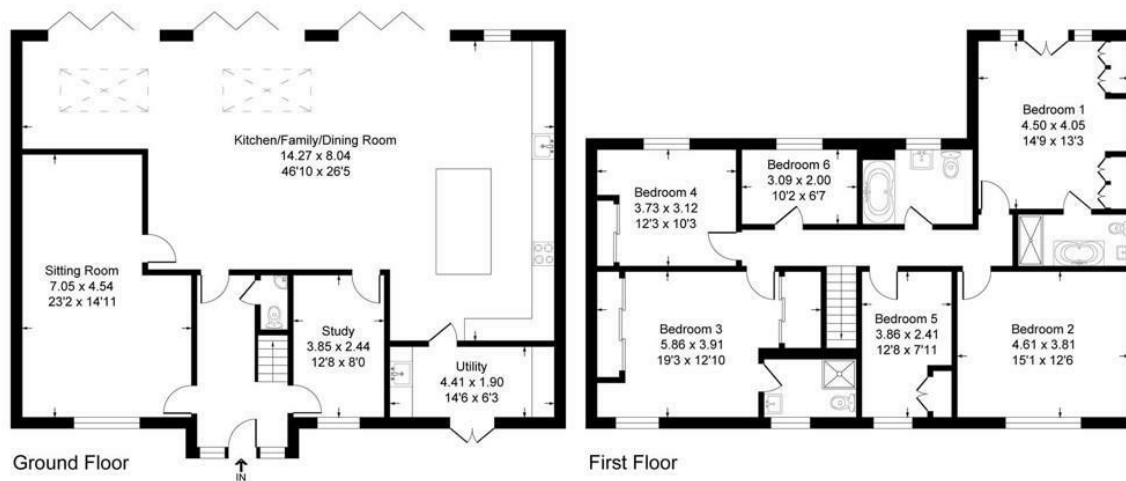


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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 