



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



44 BLACK BOY WOOD, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3LL

GUIDE PRICE £595,000



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44 Black Boy Wood, Bricket Wood, St. Albans, Hertfordshire, AL2 3LL

NO CHAIN Located on a corner plot on Black Boy Wood, Bricket Wood, St. Albans, this semi-detached family home is a true gem. Boasting four bedrooms, including an en suite to the master bedroom, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a spacious living area and kitchen is just waiting for your personal touch to transform it into the perfect cosy retreat. The large frontage of the property not only provides parking for multiple vehicles but also grants access to a garage, ensuring that parking will never be an issue for you or your guests.

Outside, the good-sized rear garden offers a tranquil escape from the hustle and bustle of everyday life, perfect for enjoying and hosting with friends and family in the summer months. Additionally, being close to local amenities and convenient road links, you'll have everything you need right at your doorstep.

This property is a blank canvas ready for you to make it your own. With no chain, the opportunity to call this house your home is closer than you think. Don't miss out on the chance to create lasting memories in this wonderful abode in the heart of Bricket Wood.



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- No Upper Chain
- Popular and Sought After Location
- Semi Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
 - Utility Room
- Garage Own Driveway
- Good Road Links
- Close Proximity to Bricket Wood Train Station
- Close To Well Regarded Schools







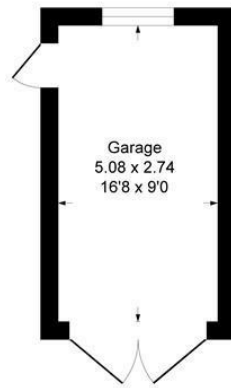
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Blackboy Wood AL2

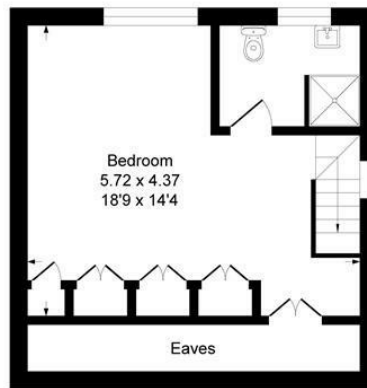
Approximate Gross Internal Floor Area = 109.8 sq m / 1182 sq ft

Garage Area = 13.9 sq m / 150 sq ft

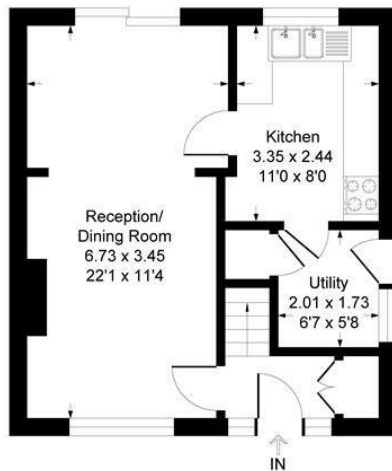
Total Area = 123.7 sq m / 1332 sq ft



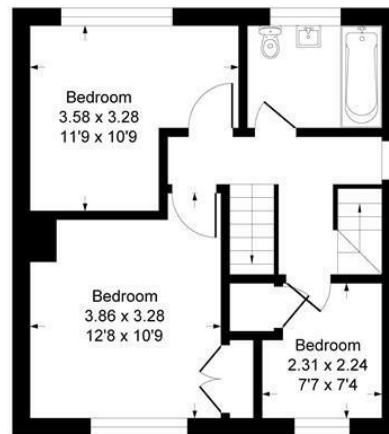
Garage



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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