



Connells

Reynards Way
Bricket Wood ST. ALBANS



Property Description

Connells are delighted to offer to the market this impressive five-bedroom semi-detached family home, situated in this sought after location, within easy reach of local amenities. The property has been tastefully extended and benefits from a welcoming entrance hallway, cloakroom, a spacious wrap around sitting/dining room with doors leading through to a superb conservatory with bi-fold doors opening out to the rear gardens. The property further benefits from a bespoke and tastefully designed kitchen/breakfast room with a central island, utility area and integral garage.

To the first floor, there are five generous sized bedrooms with a generous master bedroom that offers fitted wardrobes throughout and an en-suite shower room, plus there is a separate modern family bathroom. To the outside, we have driveway parking for three vehicles, plus a garage. The property does not disappoint to the rear either, with well tended and mature gardens, predominately laid to lawn, with a large patio area, perfect for relaxing whilst enjoying your surroundings.

Situated in a popular and convenient location, this property is close to local amenities and boasts excellent road links, making it an ideal choice for families seeking a peaceful yet accessible lifestyle. This charming home is a must-see for anyone looking to settle in the vibrant community of St. Albans. Viewing comes highly recommend and with interest levels anticipated to be high, please contact branch to schedule arrangements.

Hallway

12' 5" max x 6' 7" max (3.78m max x 2.01m max)

Lounge/Dining Room

22' 3" max x 18' 4" max (6.78m max x 5.59m max)

Kitchen

17' max x 13' 7" max (5.18m max x 4.14m max)

Bedroom One

13' 1" max x 13' max (3.99m max x 3.96m max)

Bedroom Two

14' 7" max x 13' 1" (4.45m max x 3.99m)

Bedroom Three

10' 8" max x 10' 4" max (3.25m max x 3.15m max)

Bedroom Four

10' 8" max x 12' 7" max (3.25m max x 3.84m max)

Bedroom Five

10' 8" max x 11' 8" max (3.25m max x 3.56m max)

Bathroom

10' 8" max x 5' 5" max (3.25m max x 1.65m max)









Ground Floor



First Floor

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

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

[view this property online \[connells.co.uk/Property/STA316724\]\(http://www.connells.co.uk/Property/STA316724\)](http://www.connells.co.uk/Property/STA316724)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA316724 - 0010