



4 YULE CLOSE, BRICKET WOOD, ST. ALBANS, AL2 3XZ
GUIDE PRICE £750,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

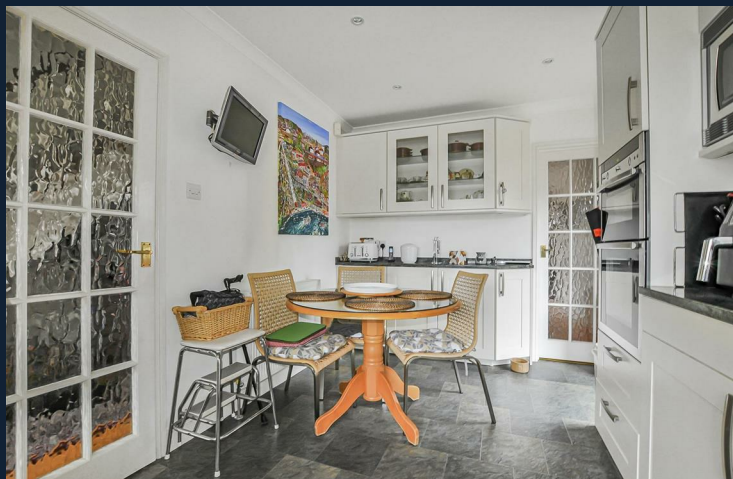
4 Yule Close, Bricket Wood, St. Albans, AL2 3XZ

Situated in a quiet and sought-after cul de sac of Yule Close, Bricket Wood, this delightful detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,431 square feet, the property boasts a generous sitting room and a separate dining room, ideal for both relaxation and entertaining. The fully functional kitchen/breakfast room is perfect for family meals, while a convenient downstairs WC adds to the practicality of the layout.

On the first floor, you will find three well-proportioned bedrooms, with the main bedroom featuring its own en suite bathroom for added privacy. An additional bathroom serves the other bedrooms, ensuring ample facilities for family and guests alike. Notably, the study on the ground floor presents an excellent opportunity to be transformed into a fourth bedroom, catering to your evolving needs.

The outdoor space is equally appealing, with a rear garden that is predominantly patioed, offering a blank canvas for re-landscaping to suit your personal taste. An outbuilding, divided into a charming summer house and additional storage, enhances the versatility of the outdoor area.

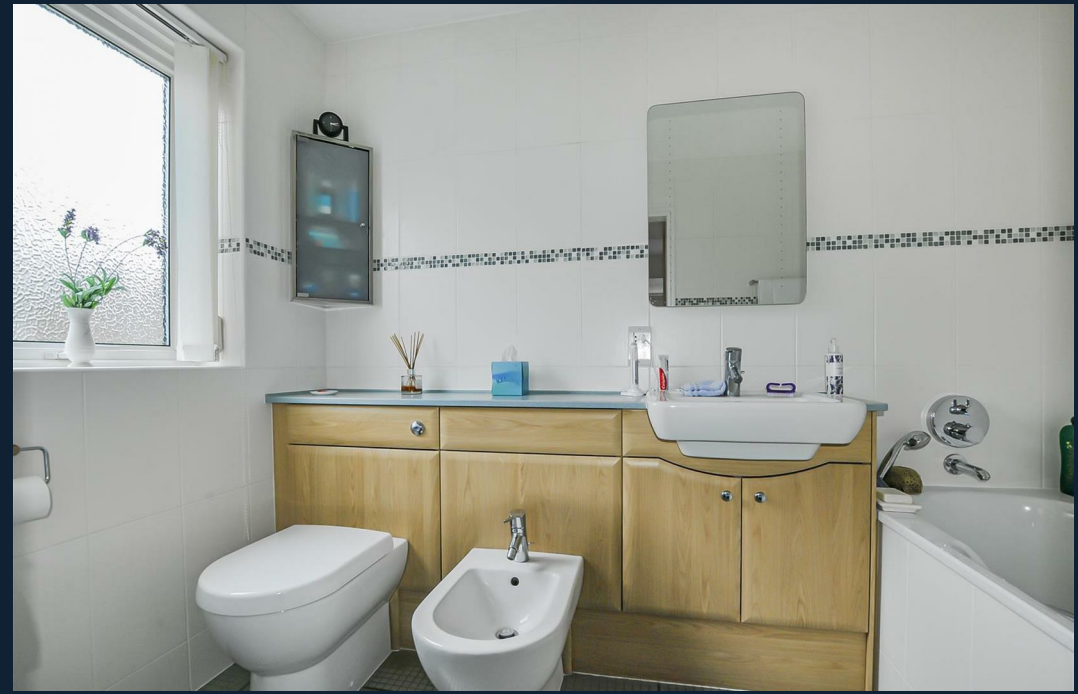
The front of the property features a garage and off-street parking for up to two vehicles, providing convenience.. Located within close proximity to local amenities and excellent road links, this home is perfectly positioned for both peaceful living and easy access to the wider area. This property is an ideal choice for families seeking a spacious and adaptable home in a desirable location.





- Quiet & Popular Cul de Sac Location
 - Detached Family Home
 - Three/Four Bedrooms
 - Spacious Sitting Room
 - Separate Dining Room
 - Two Bathrooms
- Garage & Off Street Parking Available
 - Outbuilding
- Close to Local Amenities & Good Road Links
 - Council Tax Band F





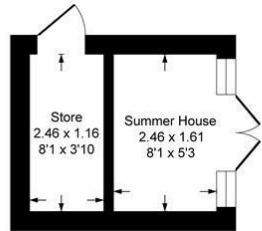
Yule Close

Approximate Gross Internal Floor Area = 132.9 sq m / 1431 sq ft

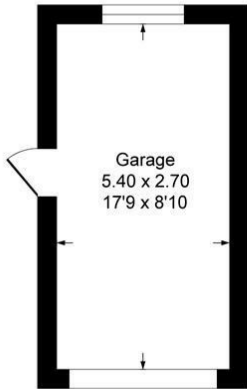
Garage Area = 14.5 sq m / 157 sq ft

Outbuilding Area = 7.1 sq m / 77 sq ft

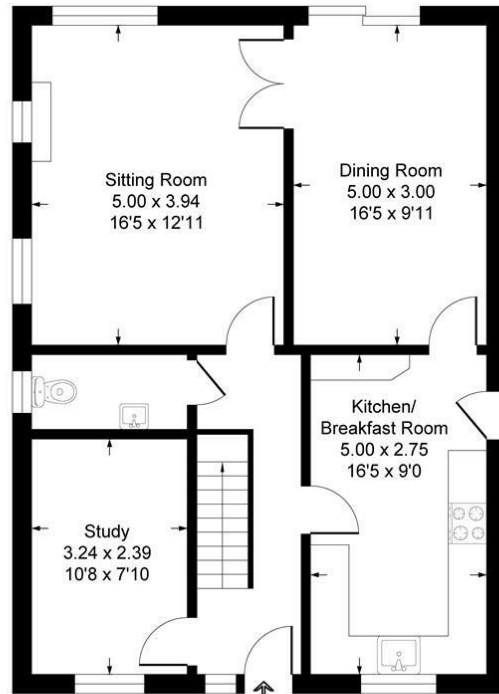
Total Area = 154.5 sq m / 1665 sq ft



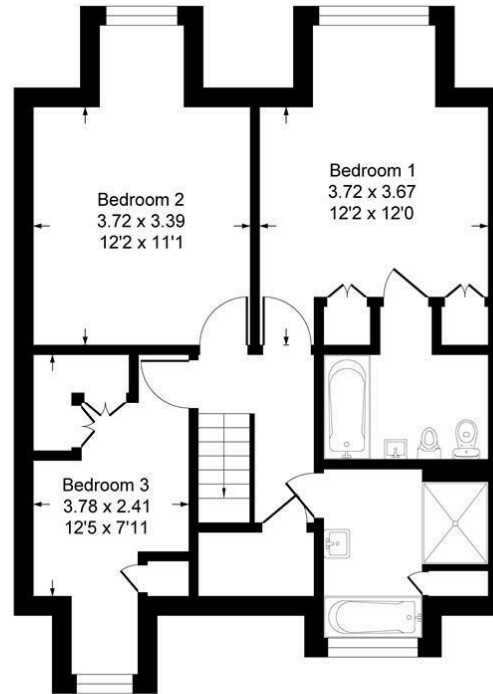
Outbuilding



Garage




Ground Floor



First Floor

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		76
(55-68) D	66	
(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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