

12 The Uplands, St. Albans, AL2 3UW

Guide price £825,000 Freehold

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Paul Barker
ESTATE AGENTS

12 The Uplands

St. Albans, AL2 3UW

An attractive and skilfully extended detached bungalow located on a desirable road in the popular village of Bricket Wood. This well-planned and spacious home features solar panels, a delightful southerly aspect rear garden, and excellent potential to further extend or reconfigure internally, subject to the necessary plans and building regulations.

The front door opens into a welcoming entrance hall featuring a part-vaulted ceiling with an inset Velux window, flooding the space with natural light, alongside useful understairs storage. The bright, dual-aspect lounge boasts a central brick-built fireplace and sliding doors leading out to a dual-aspect conservatory with double doors to the garden. The fitted kitchen/breakfast room offers a range of wall and base units, part-integrated and freestanding appliance space, tiled flooring, a built-in storage cupboard, and access to a side passageway. A door also links through to a generous sitting/dining room with two front-facing windows.

The impressive principal bedroom extends over 22 feet with extensive fitted wardrobes and views of the rear garden. A second dual-aspect double bedroom overlooks the garden and benefits from an en-suite shower room. A family bathroom with a bath and separate shower cubicle, alongside a separate WC, completes the ground floor. Stairs rise to a versatile upstairs loft room with Velux windows and built-in storage.

Externally, a driveway provides off-street parking for multiple cars alongside a pleasant front lawn, leading to a double-length garage. The well-maintained, southerly aspect rear garden features a patio area, lawn, raised flower beds, a garden workshop, and useful sheds.

Situated on a residential road in Bricket Wood, the property is ideally placed for families and commuters, falling close to Mount Pleasant Primary and renowned Parmiter's Secondary School. Superb road and rail links offer easy access to St Albans, Radlett, Watford, and the M1 and M25 motorways.

























ACCOMMODATION

Entrance Hall

Kitchen/Breakfast Room
15'0 x 12'11 (4.57m x 3.94m)

Living/Dining Room
19'11 x 10'11 (6.07m x 3.33m)

Lounge
18'2 x 11'7 (5.54m x 3.53m)

Conservatory
12'7 x 10'6 (3.84m x 3.20m)

Principal Bedroom
22'7 x 11'11 (6.88m x 3.63m)

Bedroom 2
18'6 x 9'0 (5.64m x 2.74m)

En-Suite

Bathroom

Loft Room
16'4 x 11'0 (4.98m x 3.35m)

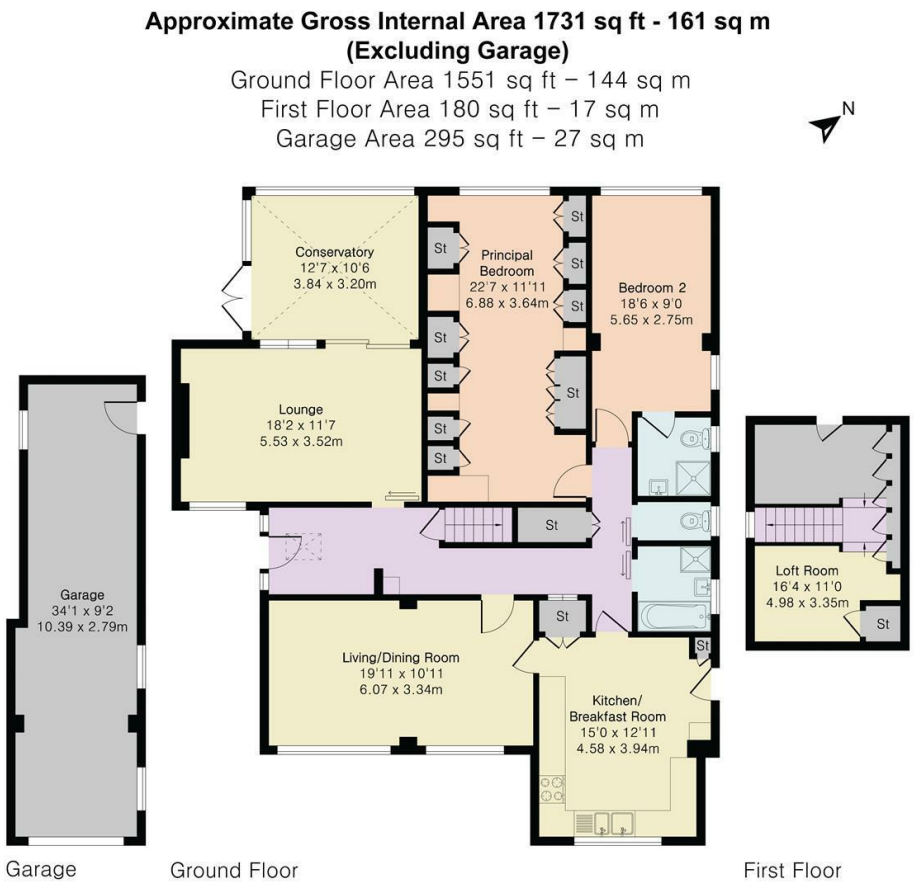
OUTSIDE

Frontage

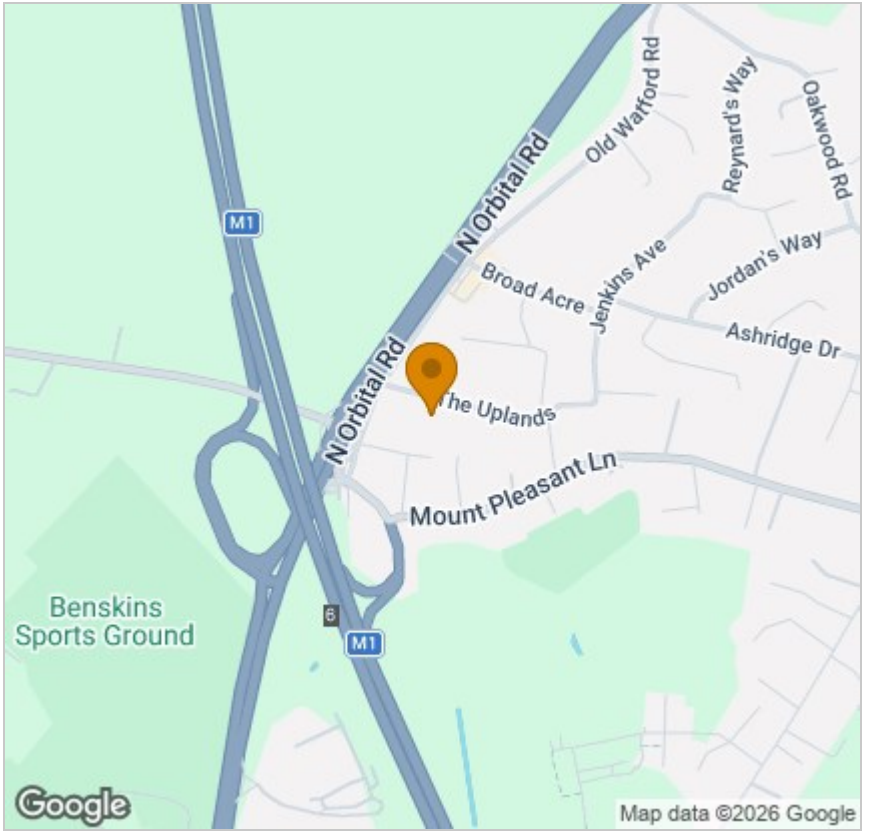
Rear Garden

Garage
34'1 x 9'2 (10.39m x 2.79m)

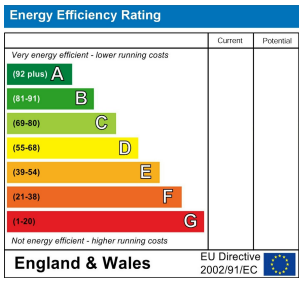
Floor Plan

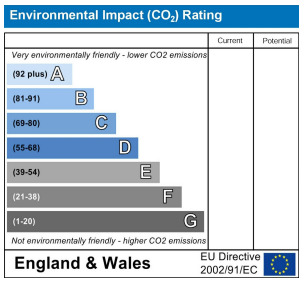


Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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