



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



105A OLD WATFORD ROAD, BRICKET WOOD, ST. ALBANS, AL2 3UN

GUIDE PRICE £590,000



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105a Old Watford Road, Bricket Wood, St. Albans, AL2 3UN

Nestled in the sought-after area of Bricket Wood, St. Albans, this charming detached family home on Old Watford Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,306 square feet, the property boasts a generous sitting and dining room, ideal for both relaxation and entertaining.

The ground floor features a convenient downstairs WC and a versatile office space that can easily serve as a fourth bedroom, catering to the needs of a growing family. Ascending to the first floor, you will find three well-proportioned double bedrooms. The main bedroom is particularly inviting, complete with an en suite bathroom, while the remaining bedrooms share a stylish main bathroom.

Outside, the elevated rear garden presents a delightful patio area, perfect for al fresco dining and enjoying the sunshine. The side access provides a seamless transition to the front of the property, where off-street parking is available and a garage for additional storage are available.

This home is ideally situated close to excellent road links, local amenities, and highly regarded schools, making it a fantastic choice for families seeking a vibrant community. With its spacious layout and prime location, this property is sure to appeal to those looking for a comfortable and convenient lifestyle in St. Albans.



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- Popular & Convenient Location
 - Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
- Spacious Lounge/Dining Room
 - Elevated Rear Garden
 - Garage & Off Street Parking
- Close Proximity to Local Amenities
 - Easy Access to M1 & M25
 - Council Tax Band







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Old Watford Road AL2

Approximate Gross Internal Floor Area = 121.3 sq m / 1306 sq ft

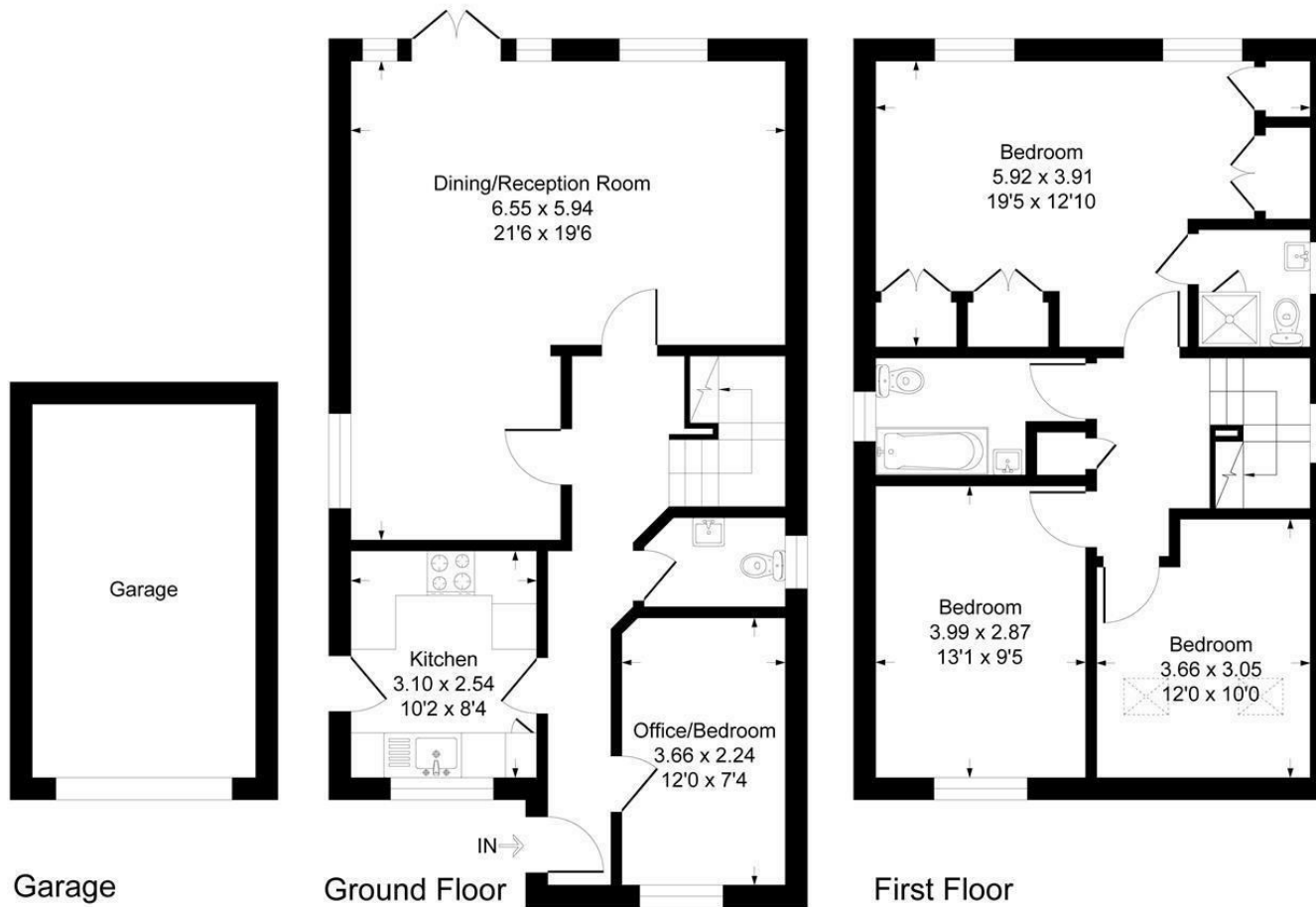


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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 

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