



HEARTWOOD  
HOMES

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

Offers Over £700,000

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Set within a peaceful cul-de-sac in the heart of Bricket Wood, this beautifully proportioned three/four-bedroom detached home offers the perfect balance of space, flexibility and everyday convenience.

With local shops, well-regarded schools and excellent transport links close by, as well as beautiful countryside walks just moments from your doorstep, this is a home that allows you to enjoy both village life and easy connectivity.

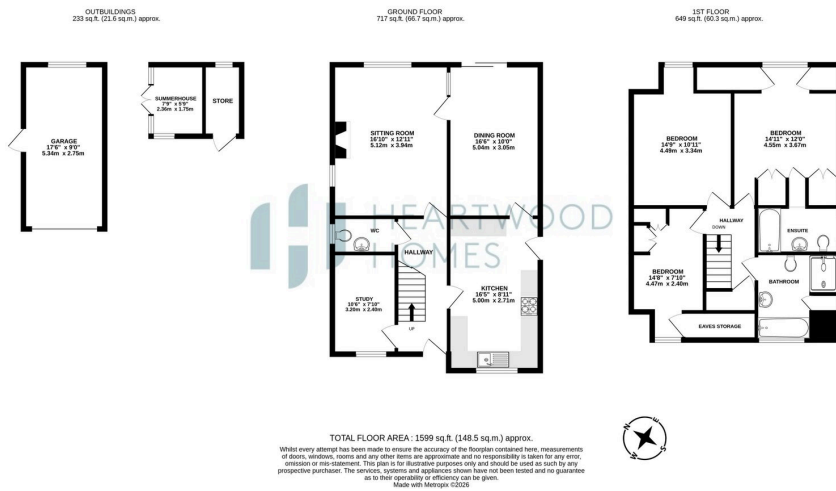
Extending to approximately 1,599 sq. ft., the accommodation has been thoughtfully arranged to suit modern family living. The welcoming entrance leads through to a generous living room, which flows seamlessly into the dining area, creating a wonderful space for entertaining friends, celebrating family occasions or simply enjoying time together. Sliding doors open directly onto the garden, allowing indoor and outdoor living to come together during the warmer months.

The modern kitchen/breakfast room provides the ideal setting for busy weekday mornings, family meals and relaxed weekend breakfasts. A versatile additional reception room on the ground floor offers excellent flexibility and could be used as a home office, playroom, snug or fourth bedroom depending on your needs. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, all offering comfortable accommodation for growing families. The principal bedroom benefits from its own en-suite shower room, creating a private space to unwind, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the rear garden provides a private and enjoyable setting for family life. Whether it's children playing on the lawn, summer barbecues with friends or simply enjoying a quiet coffee in the sunshine, this is a space that can be enjoyed throughout the seasons. A summer house adds further versatility and useful storage, while the garage and generous off-street parking ensure practicality is equally





- Completed upper chain for a smoother moving process
- Peaceful cul-de-sac location in the heart of Bricket Wood
- Modern kitchen/breakfast room ideal for family life and entertaining
- Principal bedroom with private en-suite shower room
- Generous off-street parking close to local amenities, schools and countryside walks
- Three/four-bedroom detached family home extending to approximately \$599,000
- \$599,000 per sq ft living room opening through to a separate dining area
- Versatile ground floor room suitable as a home office, playroom or fourth bedroom
- Private rear garden with patio area for outdoor dining and relaxation
- EPC Grade D

