



1 Hornbeams, Bricket Wood, St. Albans, Hertfordshire, AL2 3SP

Guide Price £1,150,000



Situated on Hornbeams, Bricket Wood, St. Albans, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,109 square feet, the property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the large family and dining room, which seamlessly connects to a contemporary kitchen featuring a stylish island, ideal for casual dining and social gatherings. A convenient utility room and a downstairs WC enhance the practicality of this well-designed layout.

Upstairs, you will find five generously sized bedrooms, ensuring plenty of room for family and guests. The main and second bedrooms each benefit from their own en suite bathrooms, while a family bathroom serves the remaining bedrooms, catering to the needs of a busy household.

The outdoor space is equally impressive, with a beautifully maintained garden that is perfect for summer entertaining. The garden is predominantly laid to lawn, complemented by a patio area, providing a lovely setting for alfresco dining and relaxation. Additionally, a versatile studio building in the garden offers extra space for a home office, gym, or creative pursuits, complete with its own WC.

The property also features ample off-street parking for up to four vehicles, a valuable asset in this sought-after location. Residents will appreciate the proximity to local amenities, excellent transport links, and highly regarded schools, making this home an ideal choice for families seeking a vibrant community. This well-presented and thoughtfully extended home is sure to attract considerable interest, so do not miss the opportunity to make it your own.







- Popular & Sought After Location
- Spacious Detached Family Home
 - Generous Sized Living Room
 - Large Dining/Reception Room
- Five Bedrooms & Three Bathrooms
 - Downstairs WC
- Modern Style Kitchen with Worktop Island
 - Ample Off Street Parking
- Close Proximity to Local Amenities & Good Transport Links
 - Council Tax Band G





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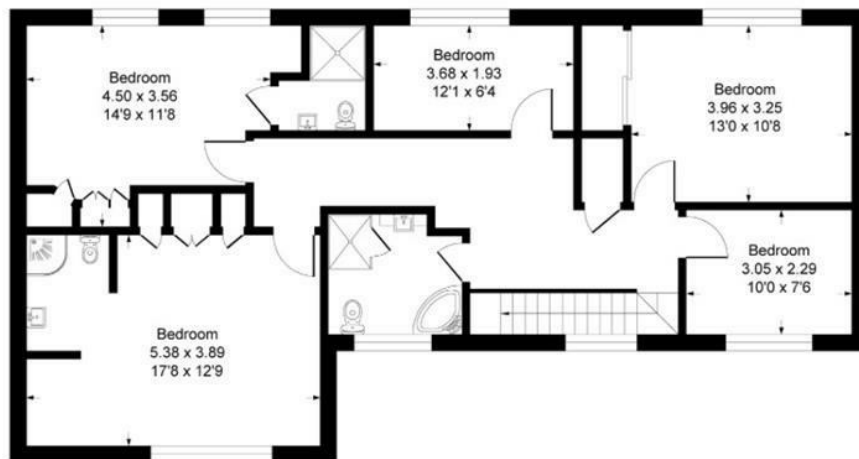
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Hornbeams AL2

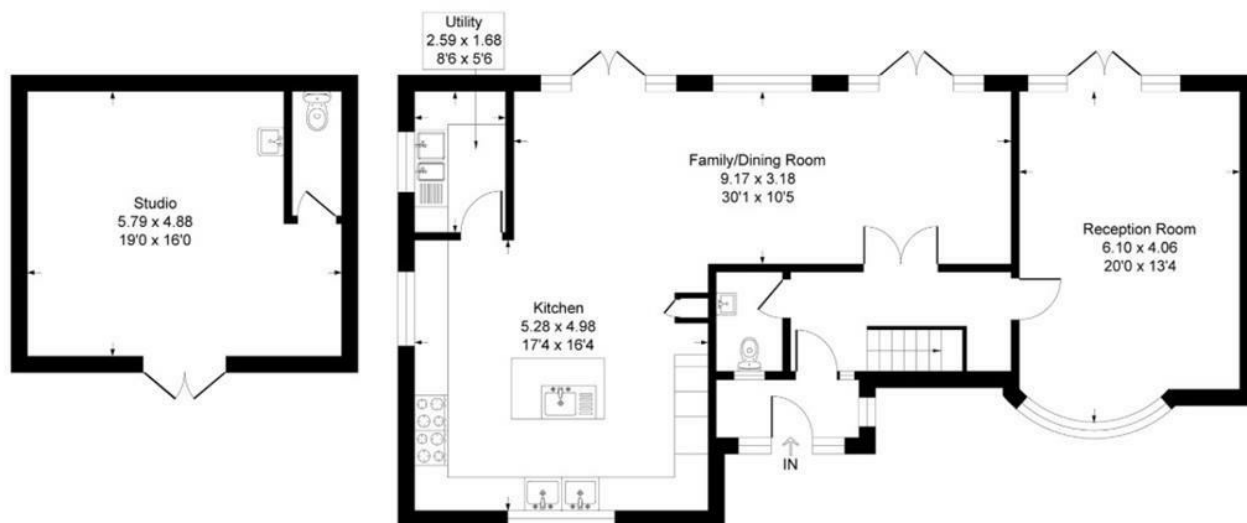
Approximate Gross Internal Floor Area = 195.9 sq m / 2109 sq ft

Outbuilding Area = 28.2 sq m / 304 sq ft

Total Area = 224.1 sq m / 2413 sq ft



First Floor



Outbuilding

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 