



8 MOSS SIDE, BRICKET WOOD, ST. ALBANS, AL2 3SU
GUIDE PRICE £475,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

8 Moss Side, Bricket Wood, St. Albans, AL2 3SU

Located on Moss Side, Bricket Wood, St. Albans, this charming mid-terraced family home presents an excellent opportunity for those seeking a property with potential. Boasting three well-proportioned bedrooms, this residence is perfect for families or those looking to establish a comfortable living space.

Upon entering, you are welcomed by a generous reception room that flows seamlessly into a cosy lounge area, providing ample space for relaxation and entertaining. The property features a convenient downstairs WC, enhancing its practicality for family living. Additionally, a garage offers the possibility to expand the current living space, allowing you to tailor the home to your needs.

The rear garden, predominantly laid to lawn, offers the chance to make a delightful outdoor area for children to play or for hosting summer gatherings. With off-street parking available for up to two vehicles, this home ensures convenience for busy families.

Situated in a quiet yet convenient location, this property is in close proximity to local amenities, making daily errands a breeze. Furthermore, the area is well-served by good road links and is within reach of highly regarded schools, making it an ideal choice for families.

This house is a blank canvas, ready for a cosmetic update to truly make it your own. With no onward chain, you can move in and start creating your dream home without delay. Don't miss the chance to view this delightful property and envision the possibilities it holds.



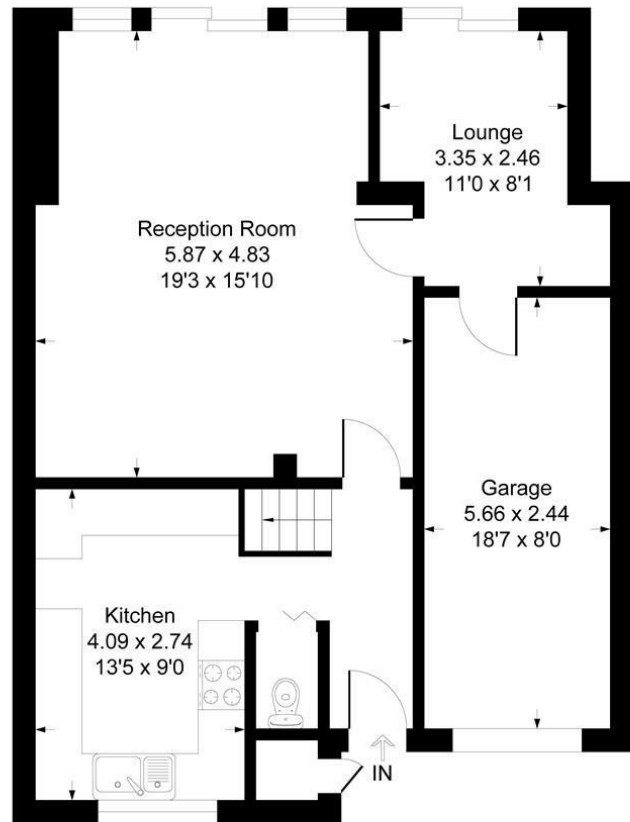


- Quiet & Convenient Location
 - No Upper Chain
- Mid Terraced Family Home
 - Three Bedrooms
 - Family Bathroom
 - Downstairs WC
 - Garage
 - Off Street Parking
- Close to Local Amenities
 - Council Tax Band E



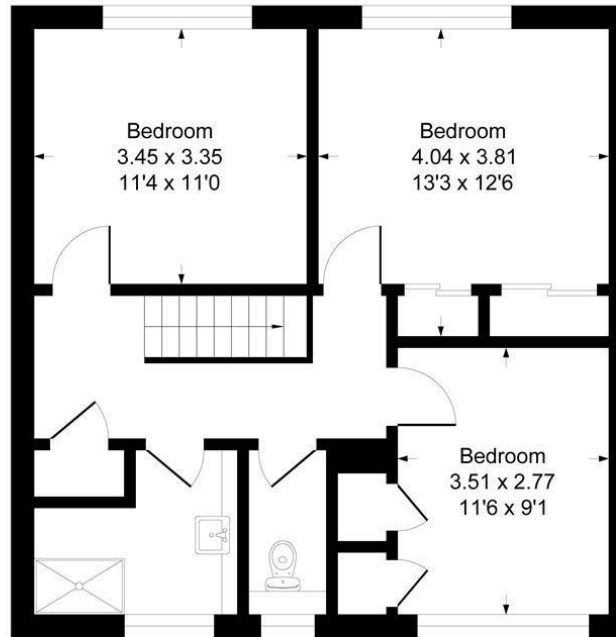


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Ground Floor


Moss Side AL2
 Approximate Gross Internal Floor Area = 114.3 sq m / 1231 sq ft
 Garage Area = 13.8 sq m / 149 sq ft
 Total Area = 128.1 sq m / 1380 sq ft



First Floor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(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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