



Beautifully presented three-bedroom end-of-terrace family home

Over 1,110 sq ft of stylish internal accommodation

Stunning open-plan kitchen / dining / family room

Bright and spacious living accommodation throughout

Detached garden room / home gym

Oliver
& Akers

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46 Claremont, Bricket Wood, St. Albans, AL2 3LS

OIEO £599,999

www.oliverandakers.com

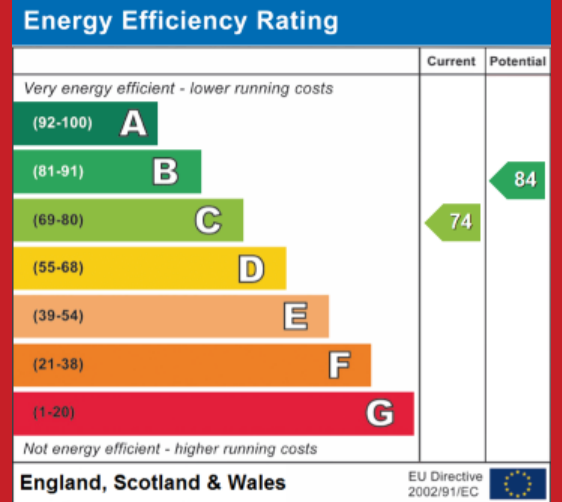
A beautifully presented THREE BEDROOM end-of-terrace family home, offering over 1,110 sq ft of stylish living space, plus a superb GARDEN ROOM/HOME GYM. Featuring a stunning open-plan kitchen/dining/living area, ideal for modern family life, a landscaped rear garden, ample OFF-STREET PARKING and EV charging. Ideally located in the heart of sought-after Bricket Wood, close to excellent schools, local amenities and superb transport links, with the potential for further development.

Approximate Gross Internal Area 1113 sq ft - 104 sq m
(Excluding Outbuilding)

Ground Floor Area 665 sq ft - 62 sq m
First Floor Area 448 sq ft - 42 sq m
Outbuilding Area 316 sq ft - 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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