



42a Oakwood Road, Bricket Wood, St. Albans, AL2 3PX  
Guide Price £800,000



- No Upper Chain
- Popular & Sought After Location
- Close Proximity to Local Amenities
  - Detached Family Home
  - Four Bedrooms
  - Two Bathrooms
  - Downstairs WC
- Beautifully Maintained Rear Garden
  - Ample Off Street Parking
  - Good Transport Links



# CARTER HAYWARD

INDEPENDENT ESTATE AGENTS

Located in the heart of Bricket Wood, this charming detached family home on Oakwood Road offers a perfect blend of space and comfort. Spanning an impressive 1,474 square feet, the property features two generous reception rooms, ideal for both relaxation and entertaining. The spacious sitting room invites natural light, while the separate dining room provides an elegant setting for family meals.

The fully functional kitchen is well-equipped, making it a delightful space for culinary enthusiasts. A convenient downstairs WC adds to the practicality of the home. This residence boasts four well-proportioned bedrooms, including a downstairs bedroom that benefits from its own en suite shower room, ensuring privacy and convenience. The remaining three bedrooms are located on the first floor, accompanied by a family bathroom that caters to the needs of the household.

Outside, the beautifully maintained rear garden is predominantly laid to lawn, complemented by a patio area, perfect for outdoor gatherings. The property also offers off-street parking for up to three vehicles, enhancing its appeal.

Situated close to local amenities, excellent transport links, and highly regarded schools, this home is ideal for families seeking a vibrant community. With no upper chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home in a sought-after location.







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**Oakwood Road**

Approximate Gross Internal Floor Area = 136.9 sq m / 1474 sq ft

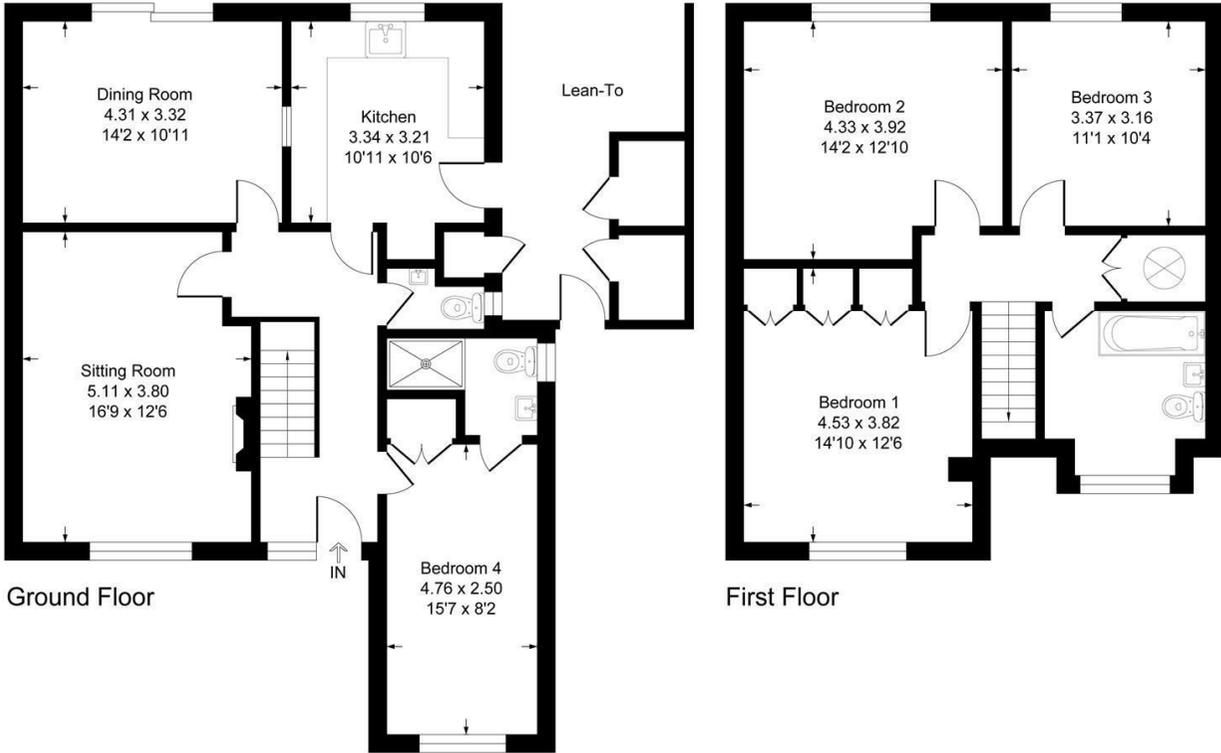


Illustration for identification purposes only, measurements are approximate, not to scale.

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| Energy Efficiency Rating                    |           | Current                    | Potential |
|---|-----------|----------------------------|-----------|
| Very energy efficient - lower running costs |           |                            |           |
| (92 plus) <b>A</b>                          |           |                            |           |
| (81-91) <b>B</b>                            |           |                            |           |
| (69-80) <b>C</b>                            |           |                            | <b>72</b> |
| (55-68) <b>D</b>                            | <b>59</b> |                            |           |
| (39-54) <b>E</b>                            |           |                            |           |
| (21-38) <b>F</b>                            |           |                            |           |
| (1-20) <b>G</b>                             |           |                            |           |
| Not energy efficient - higher running costs |           |                            |           |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |           |