



22 PINE GROVE, BRICKET WOOD, ST. ALBANS, AL2 3SS

GUIDE PRICE £615,000



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

## 22 Pine Grove, Bricket Wood, St. Albans, AL2 3SS

Located on Pine Grove, Bricket Wood, St. Albans, this charming link detached family home offers a wonderful opportunity for those seeking a spacious and versatile living environment. Spanning an impressive 1,538 square feet, the property features a generous sitting and dining room, perfect for family gatherings and entertaining guests. The well-appointed kitchen and breakfast room provide a delightful space, while a convenient downstairs WC adds to the practicality of the layout.

The home boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. along with the family bathroom. The property presents an opportunity for personalisation and modernisation, allowing you to create a sanctuary that reflects your style.

The property also includes a garage, which not only offers additional storage but presents the potential for expanding the living space, should you wish to enhance the home further. The rear garden, featuring a lawn and patio area, serves as a blank canvas, inviting you to design your ideal outdoor retreat.

With off-street parking available, convenience is at your fingertips. The location is particularly appealing, being close to local amenities and well-regarded schools, making it an ideal choice for families. This link-detached home is a fantastic opportunity for those looking to invest in a property that requires a cosmetic update to unlock its full potential. Don't miss the chance to make this house your home in a sought-after community.





- No Upper Chain
- Popular & Sought After Location
- Link Detached Family Home
- Four Generous Sized Bedrooms
  - Downstairs WC
  - Conservatory
  - Garage
- Off Street Parking Available
- Close to Local Amenities
- Good Road Links





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# Pine Grove

Approximate Gross Internal Floor Area = 142.8 sq m / 1538 sq ft

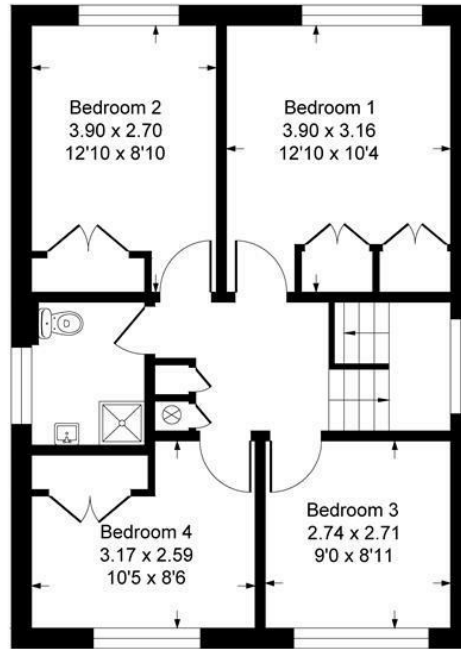



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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