



Connells

Wildwood Avenue
Bricket Wood St. Albans

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Bricket Wood St. Albans AL2 3XG

for sale offers in excess of
£1,200,000



Property Description

Offered chain free and designed with modern family living in mind, this spacious and thoughtfully laid-out property combines contemporary finishes with practical features such as underfloor heating & an air source heat pump.

Set back from the road with a private driveway, this stunning home offers beautifully finished accommodation, including two generous reception rooms, a separate utility room, and three stylish bathrooms-making it ideal for growing families or those who love to entertain.

The heart of the home is the light-filled kitchen/dining area, with ample space for family meals and gatherings, flowing seamlessly onto the private rear garden-perfect for outdoor dining and relaxation. There are five well-proportioned bedrooms, two of which have the luxury of an en-suite.

Perfectly positioned within easy reach of St Albans, excellent local schools, green open spaces, and transport links, this is a rare opportunity to secure a newly built, high-spec home in a desirable village location.

It is our understanding that the title is not yet registered at Land Registry. Your conveyancer will take the necessary steps and advise of the associated timeframes for registration and advise you accordingly.

Hallway

16' x 6' 10" (4.88m x 2.08m)

Lounge

16' 1" x 15' 1" (4.90m x 4.60m)

Kitchen

18' x 14' 9" (5.49m x 4.50m)

Utility Room

9' 10" x 6' 10" (3.00m x 2.08m)

Dining Room

10' 9" x 14' 1" (3.28m x 4.29m)

Bedroom One

12' 9" x 15' 9" (3.89m x 4.80m)

Bedroom Two

10' 2" x 15' 1" (3.10m x 4.60m)

Bedroom Three

11' 5" x 11' 7" (3.48m x 3.53m)

Bedroom Four

11' 1" x 11' 5" (3.38m x 3.48m)

Bedroom Five

10' 2" x 10' 9" (3.10m x 3.28m)

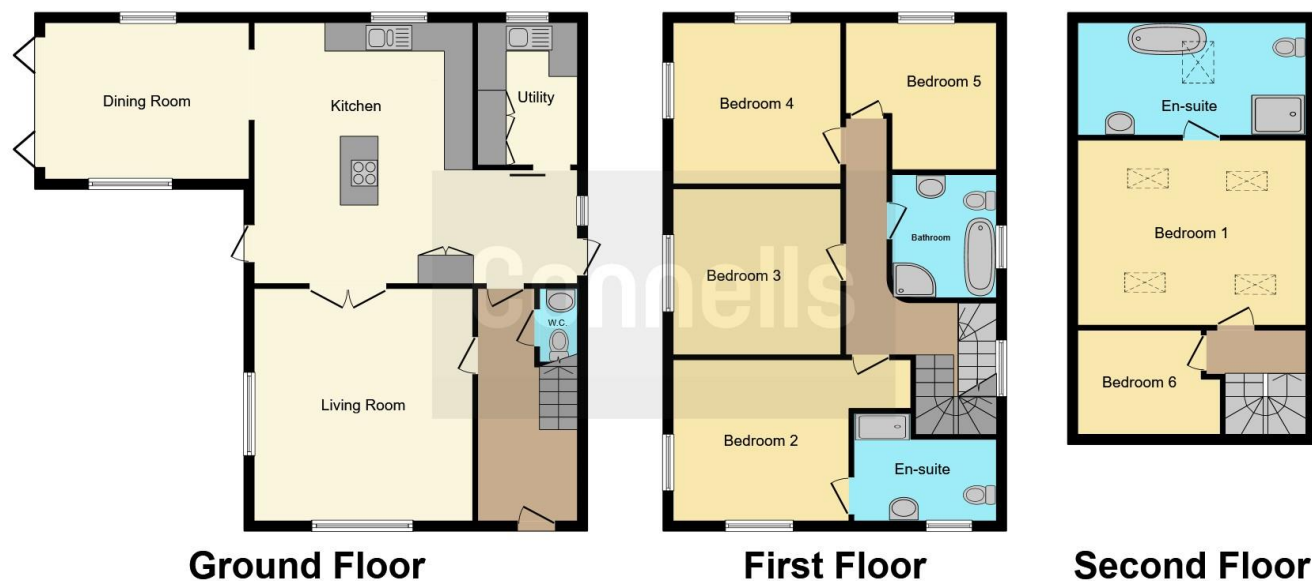
Bathroom

8' 6" x 7' 2" (2.59m x 2.18m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 856 781
E stalbans@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: Exempt
 Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/STA317268



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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