



Connells

Railway Cottages Station Road
Bricket Wood St. Albans



Property Description

The ground floor boasts two inviting reception rooms filled with natural light, a useful study nook, a sleek modern kitchen, and the convenience of a downstairs WC. Outside, a handy storage space makes everyday living even easier.

Upstairs, the two bedrooms are well-proportioned, with the principal enjoying its own en-suite shower room. The rear garden is equally appealing, with a lawn and a patio area that provide the perfect setting for summer evenings or weekend relaxation.

Ideally located for families, the property is close to well-regarded schools including Mount Pleasant Lane JMI, while commuters will appreciate the proximity to Bricket Wood train station.

Full of charm and character, this cottage is one you'll want to call home. Viewing is highly recommended.

Lounge

14' 7" x 12' 1" (4.45m x 3.68m)

Dining Room

14' 3" x 10' 8" (4.34m x 3.25m)

Kitchen

23' x 6' 1" (7.01m x 1.85m)

Bedroom One

14' 8" x 9' 5" (4.47m x 2.87m)

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)









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 stalbands@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STA317652



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317652 - 0004