



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



1 NEWLYN CLOSE, BRICKET WOOD, ST. ALBANS, AL2 3UP

GUIDE PRICE £625,000



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## 1 Newlyn Close, Bricket Wood, St. Albans, AL2 3UP

Nestled in the highly sought-after cul-de-sac of Newlyn Close, Bricket Wood, this charming detached bungalow offers a perfect retreat for those looking to downsize without compromising on comfort. Spanning an impressive 822 square feet, the property boasts a generous and light-filled living room, ideal for relaxation and entertaining.

The well-appointed kitchen is both ample in size and fully functional. A delightful conservatory extends from the living space. The bungalow features two bedrooms, with the main bedroom benefiting from its own ensuite bathroom, ensuring privacy and convenience. A second bathroom serves the rest of the home, making it suitable for guests and family alike.

Outside, the property is enveloped by a predominantly shingled garden, which requires minimal maintenance while offering a pleasant outdoor space. The block-paved driveway provides off-street parking for two vehicles, adding to the practicality of this lovely home.

With no upper chain, this bungalow is ready for you to move in and make it your own. Its convenient location ensures easy access to good road links and local amenities, making daily life a breeze. This delightful property is a rare find and is sure to attract interest from discerning buyers. Don't miss the opportunity to view this wonderful home.





- No Upper Chain
- Popular & Quiet Cul de Sac Location
  - Detached Bungalow
  - Perfect For Downsizers
  - Two Bedrooms
  - Two Bathrooms
- Off Street Parking Available
- Convenient Road Links
- Close to Local Amenities
- Council Tax Band E







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## Newlyn Close AL2

Approximate Gross Internal Floor Area = 76.3 sq m / 822 sq ft

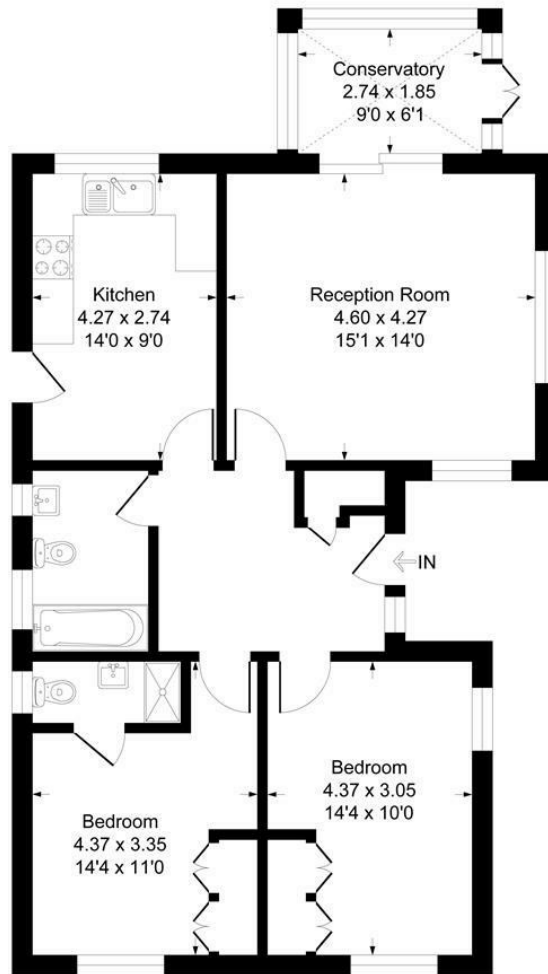


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### 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>69</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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119 Oakwood Road,  
Bricket Wood, St Albans  
Hertfordshire  
AL2 3QB

Tel: 01923 682 888  
Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)  
Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



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