



Connells

Mount Pleasant Lane
Bricket Wood St. Albans



Property Description

From the moment you step inside, the sense of space is immediately apparent. A welcoming entrance hallway leads through to a striking open-plan kitchen and living area - a true focal point of the home - designed with modern living in mind and ideal for hosting family and friends. The addition of a bright conservatory creates a dedicated dining space overlooking the garden, while a separate home office offers a quiet retreat for remote working. A convenient downstairs WC completes the ground floor.

Upstairs, the first floor provides four generously sized bedrooms, three of which enjoy the luxury of their own en suite shower rooms, alongside a contemporary family bathroom.

The top floor reveals a superb principal-style bedroom suite, offering a private and peaceful escape with pleasant rear views and excellent eaves storage.

Outside, the property continues to deliver. The rear garden is predominantly laid to lawn, complemented by a patio and raised decking area - perfect for summer entertaining. To the front, a large driveway provides ample off-street parking, in addition to a substantial garage with an integrated utility area.

A fantastic opportunity to acquire a sizeable, versatile home in a desirable location - early viewing is highly recommended.



Lounge/Kitchen/Dining Room

26' x 22' (7.92m x 6.71m)

Conservatory

15' 5" x 10' (4.70m x 3.05m)

Bedroom One

16' 7" x 16' 2" max (5.05m x 4.93m max)

Bedroom Two

13' 9" max x 12' (4.19m max x 3.66m)

Bedroom Three

11' max x 9' 8" max (3.35m max x 2.95m max)

Bedroom Four

18' 8" x 14' 8" (5.69m x 4.47m)

Bedroom Five

8' 8" x 7' 7" (2.64m x 2.31m)









Total floor area 211.4 m² (2,276 sq.ft.) approx

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.propertybox.io



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: C Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/STA317701



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: STA317701 - 0003