



22 ST. LAWRENCE WAY, BRICKET WOOD, ST. ALBANS, AL2 3XN
GUIDE PRICE £630,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

22 St. Lawrence Way, Bricket Wood, St. Albans, AL2 3XN

Situated in a popular and quiet location within Bricket Wood, St. Lawrence Way presents a delightful opportunity to acquire a charming linked detached family home. Spanning an impressive 1,298 square feet, this property boasts a spacious reception room that invites relaxation and social gatherings. The ample-sized kitchen, complemented by a large utility room, provides both functionality and convenience for family life.

The home features three well-proportioned bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, a conservatory extends the living space, offering a bright and airy area to enjoy the garden views throughout the seasons.

This property also includes a downstairs WC for added convenience, a garage, and off-street parking for up to two vehicles, a rare find in this location. Situated on a quiet and popular road, residents will appreciate the close proximity to local amenities, good road links, and highly regarded schools, making it a perfect choice for families.

Furthermore, the property holds potential for further expansion, subject to planning permission, allowing you to tailor the home to your specific needs. This is a rare opportunity to secure a well-located family home in Bricket Wood, where comfort and convenience meet. Do not miss the chance to make this delightful property your own.



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- Quiet & Popular Location
- Detached Family Home
 - Three Bedroom
- Spacious Reception Room
 - Large Utility Room
- Potential For Further Expansion (STPP)
 - Garage & Off Street Parking
 - Good Road Links
 - Close to Local Amenities
 - Council Tax Band E



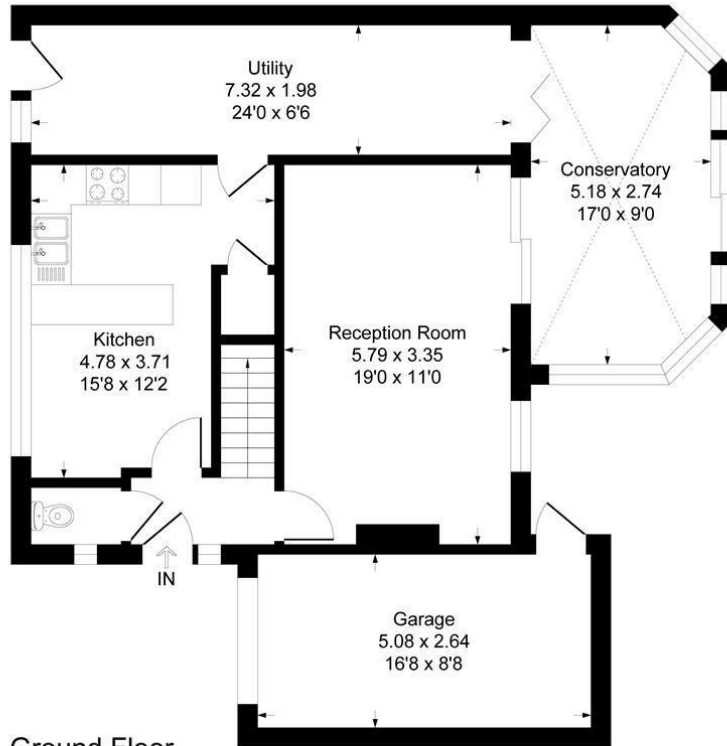


St Lawrence Way AL2

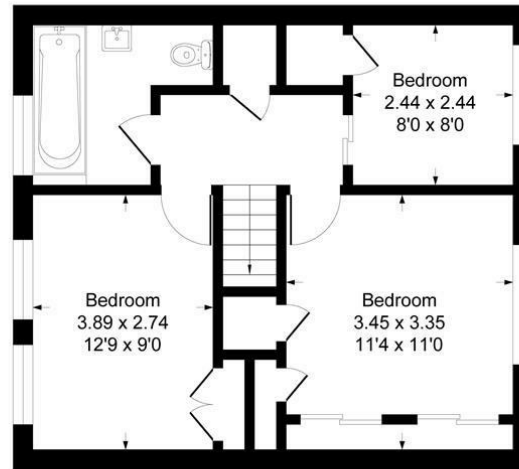
Approximate Gross Internal Floor Area = 120.5 sq m / 1298 sq f

Garage Area = 13.4 sq m / 144 sq ft

Total Area = 133.9 sq m / 1442 sq ft



Ground Floor



First Floor

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) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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