

Oakwood Road, Bricket Wood

In Excess of £1,000,000

proffitt & holt



Oakwood Road

Bricket Wood, St. Albans

We are delighted to introduce this impressive four bedroom detached residence, offering approximately 2,500 sq ft of well-presented accommodation in a highly sought after location with excellent transport links nearby.

The property welcomes you with a spacious entrance hall that sets the tone for the rest of the home, leading to two generous reception rooms that provide flexible spaces for both formal entertaining and relaxed family living. The heart of the home is undoubtedly the contemporary kitchen and breakfast room, thoughtfully designed with a stylish central island, sleek cabinetry, and high-quality integrated appliances, making it perfect for both every-day meals and social gatherings. The large utility room offers ample additional storage and laundry facilities, ensuring household tasks are kept conveniently out of sight. Each of the four bedrooms is well-proportioned, with the principal suite enjoying its own luxurious en suite bathroom, while the remaining bedrooms are all served by modern, beautifully finished bathrooms, providing comfort and privacy for family members and guests alike.

Throughout the house, the décor is tasteful and modern, with well-chosen finishes and an abundance of natural light creating a warm and inviting atmosphere. This property is ideal for those seeking a substantial family home that combines stylish living with practical features, all within easy reach of local amenities, reputable schools, and major transport routes.

Viewing is highly recommended to fully appreciate the space, quality, and superb location on offer.







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Bricket Wood, St. Albans

Bricket Wood is a village in the county of Hertfordshire, England, 4.2 miles (6.8 km) south of St Albans and 4.2 miles (6.8 km) north-northeast of Watford. The village of Abbots Langley is approximately 3.4 miles away.

Bricket Wood railway station is approximately 0.9 miles from the property and is served by the Abbey Line which runs a service between St Albans Abbey station and Watford Junction station with its fast services into London. Local schooling is within walking distance and Parmiters school is approximately 1.6 miles from the property.

- FOUR BEDROOMS
- DETACHED
- FOUR BATHROOMS
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN/BREAKFAST ROOM WITH ISLAND
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS NEARBY
- APPROX 2500 SQ FT OF ACCOMMODATION
- LARGE UTILITY ROOM
- TWO RECEPTIONS



General Information

EPC - Energy Efficiency Rating: B

EPC – Environmental Impact Rating: C

Council Tax Band: E (St Albans City & District Council)

Tenure: Freehold

Services

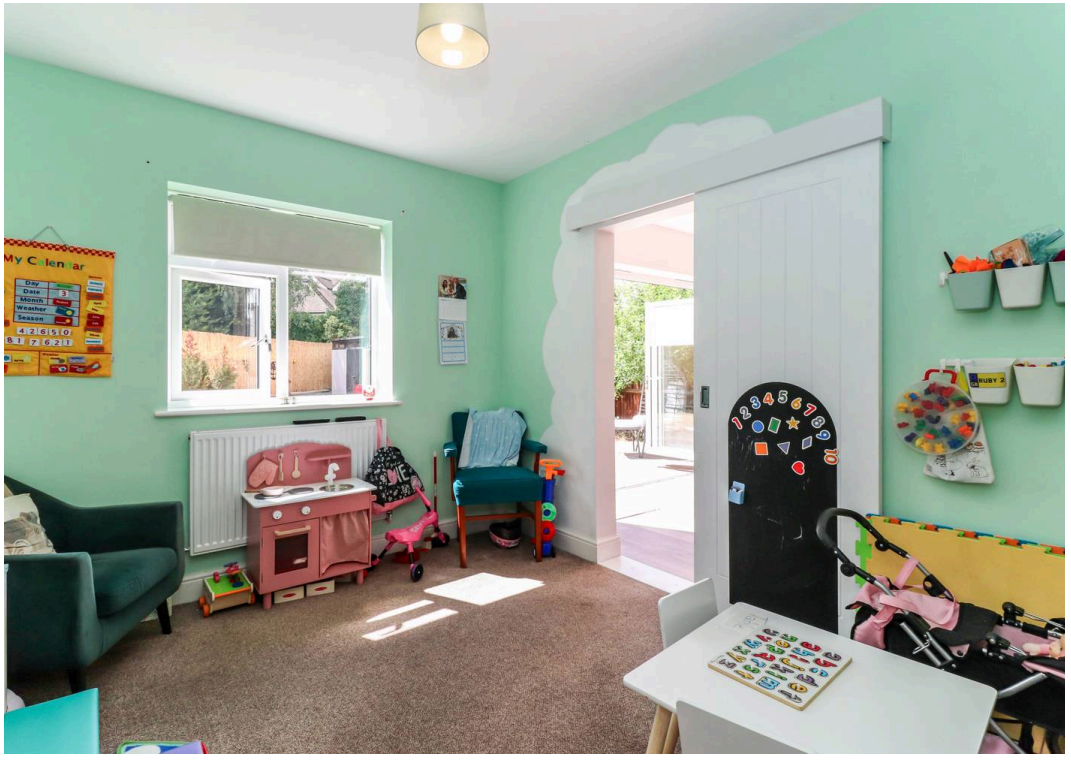
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.









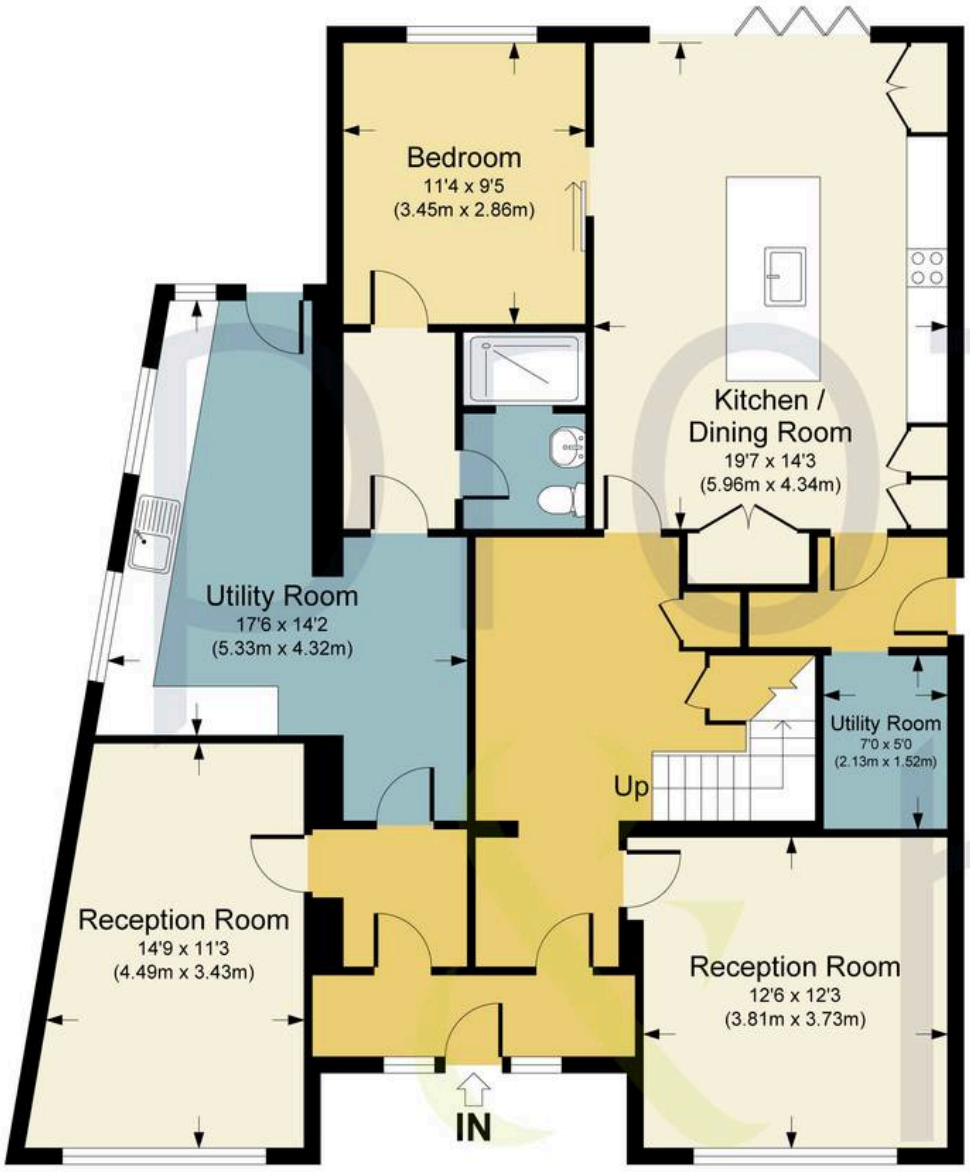




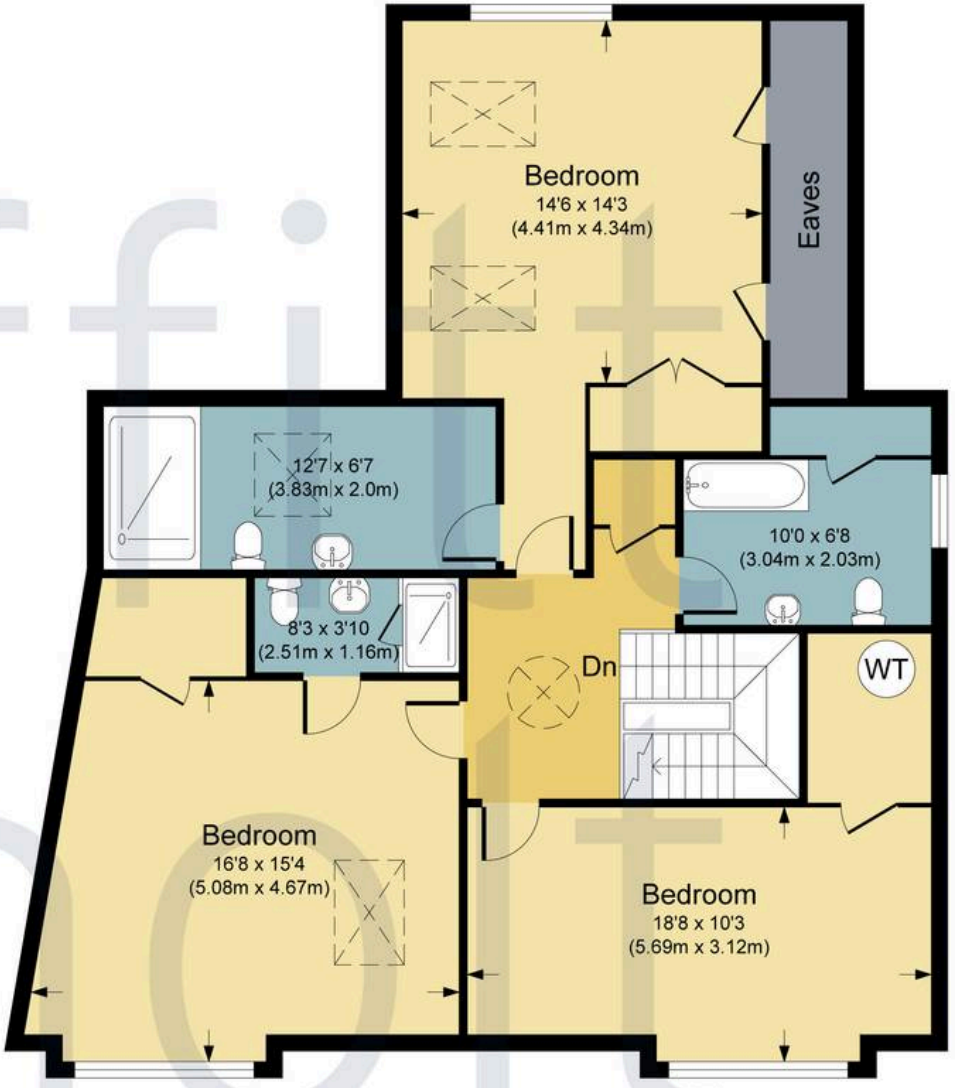

VICARAGE ROAD







Ground Floor



First Floor

OAKWOOD ROAD AL2

APPROX. GROSS INTERNAL FLOOR AREA 2481.94 SQ FT / 230.58 SQ M. EXC. EAVES

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Proffitt & Holt

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