



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



18 PINE GROVE, BRICKET WOOD, ST. ALBANS, AL2 3SS

OFFERS IN EXCESS OF £600,000





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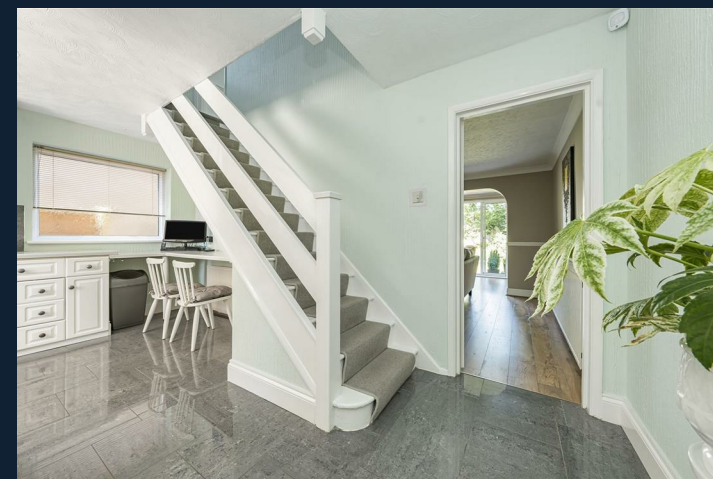
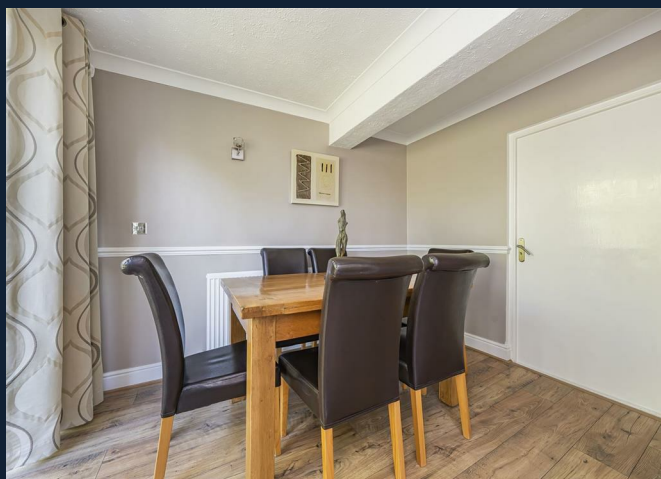
## 18 Pine Grove, Bricket Wood, St. Albans, AL2 3SS

Located in the quiet and popular cul-de-sac of Pine Grove, Bricket Wood, this charming end-terrace family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,468 square feet, the property features a spacious lounge that seamlessly flows into a dining room, creating an inviting space for family gatherings and entertaining guests. The ample-sized kitchen/diner is perfect for culinary enthusiasts, while a convenient downstairs shower room adds to the practicality of the layout.

The first floor boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A family bathroom and a separate WC ensure that morning routines run smoothly for everyone.

Outside, the beautifully maintained rear garden is a true highlight, predominantly laid to lawn with a charming patio area, ideal for enjoying sunny afternoons or hosting barbecues. The property also benefits from a garage and off-street parking for multiple vehicles.

Situated close to local amenities and well-regarded schools, this home is perfect for families seeking a peaceful yet connected lifestyle. With good road links and no upper chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home in Bricket Wood, St Albans.





- Quiet & Popular Cul De Sac Location
  - No Upper Chain
- End Terraced Three Bedroom Family Home
  - Spacious Lounge
  - Downstairs Bathroom
- Beautifully Maintained Rear Garden
  - Garage
  - Off Street Parking
- Close to Local Amenities
  - Good Road Links











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## Pine Grove AL2

Approximate Gross Internal Floor Area = 136.4 sq m / 1468 sq ft

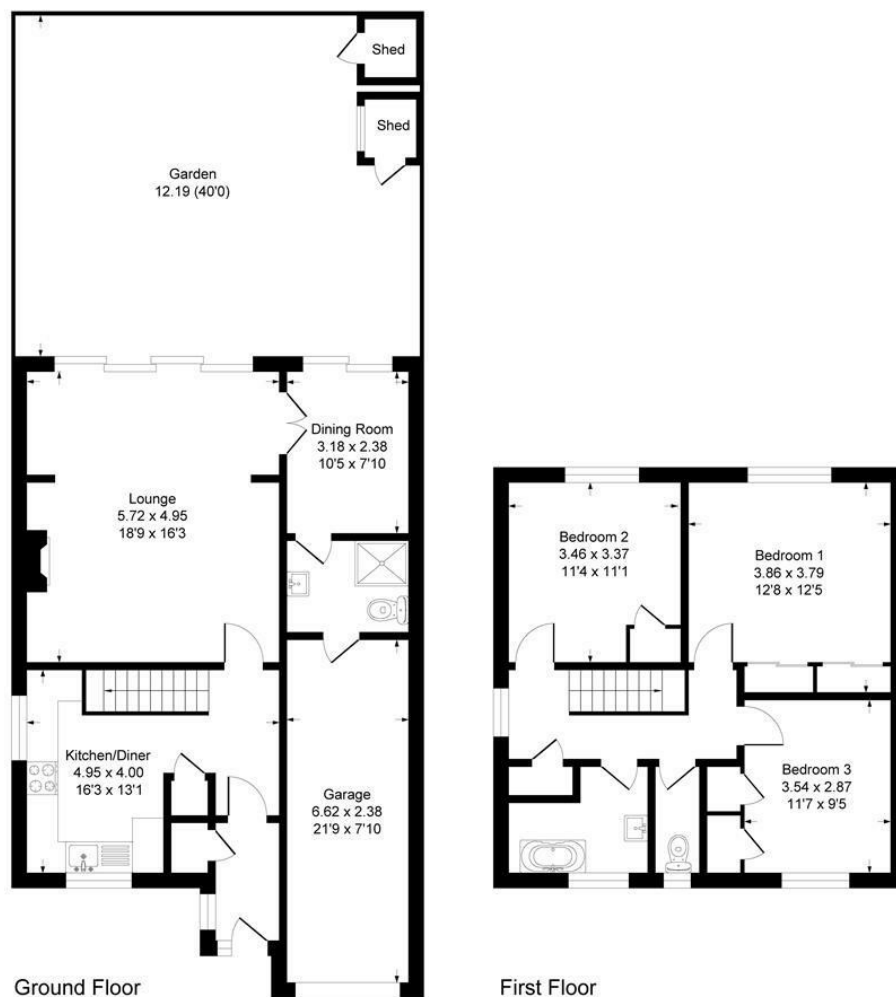



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### 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>		
(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		
England & Wales		EU Directive 2002/91/EC 

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