



3A REEDHAM CLOSE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3QT  
GUIDE PRICE £825,000



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

### 3a Reedham Close, Bricket Wood, St. Albans, Hertfordshire, AL2 3QT

Nestled in the serene Reedham Close, Bricket Wood, St. Albans, this exquisite detached bungalow offers a perfect blend of comfort and style. Spanning an impressive 1,809 square feet, the property is situated in a sought-after cul de sac, providing a peaceful retreat behind secure gates.

Upon entering, you are welcomed by a generous and light-filled sitting room, ideal for relaxation and entertaining. The spacious kitchen and dining area are perfect for family gatherings, while the five well-appointed bedrooms ensure ample space for everyone. One of the bedrooms features a convenient en suite, and there is an additional main bathroom for guests.

The exterior of the property is equally impressive, boasting a beautifully maintained rear garden mainly laid to lawn and adorned with mature bedding, creating a tranquil outdoor oasis. A fantastic summer house enhances the outdoor space along with patio areas, making it perfect for summer entertaining or simply enjoying the sunshine. The double garage and parking for up to five vehicles provide ample convenience for residents and visitors alike.

This delightful bungalow is ideally located within close proximity to local amenities, excellent transport links, and highly regarded schools, making it a perfect choice for families and professionals alike. With its fantastic condition and thoughtful layout, this property is a rare find in the heart of Bricket Wood. Don't miss the opportunity to make this charming bungalow your new home.





- Private & Gated Detached Bungalow
- Ample Off Street Parking Available
  - Five Bedrooms
  - Two Bathrooms
- Spacious Kitchen/Dining Room
- Beautiful Landscaped Rear Garden
  - Summer House
  - Double Garage
- Close Proximity to Local Amenities
  - Council Tax Band F

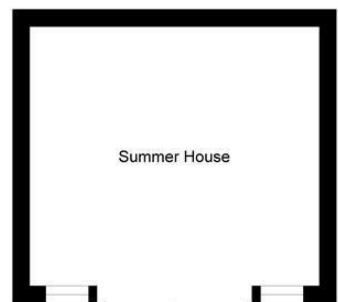


# Reedham Close AL2

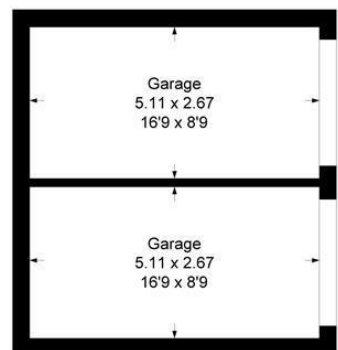
Approximate Gross Internal Floor Area = 140.0 sq m / 1507 sq ft

Garage Area = 28.0 sq m / 302 sq ft

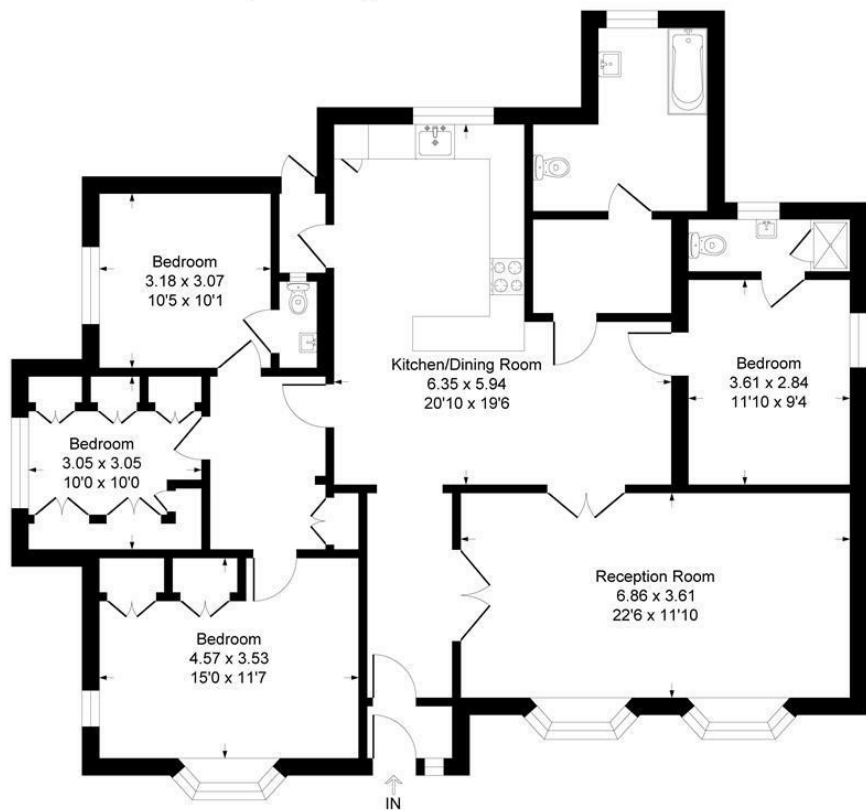
Total Area = 168.0 sq m / 1809 sq ft



Outbuilding



Garage



Ground 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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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