



HEARTWOOD
HOMES

Yule Close, Bricket Wood, St. Albans, AL2 3XZ

Offers Over £775,000

3 2 2



Tucked away in a friendly cul-de-sac in Bricket Wood, this three/four-bedroom detached home is all about space, comfort and everyday convenience. You're within easy reach of local shops, schools and transport links, yet you've also got countryside walks right on your doorstep – the best of both worlds.

With 1,541 sq. ft. to enjoy, the house feels light and welcoming from the moment you step inside. The generous living and dining room flows straight out to the garden, creating the perfect space for family time, get-togethers or simply winding down at the end of the day. The modern kitchen breakfast room is just right for busy mornings or relaxed weekend brunches, while the flexible ground floor room works brilliantly as either a home office or a fourth bedroom. There's also a handy downstairs WC.

Upstairs, you'll find three well-sized bedrooms. The main bedroom comes with its own en suite, giving you a little retreat of your own, while the family bathroom is ideal for the morning rush.

The private garden is a real highlight – a lovely lawn for kids or pets to play, plus a patio area perfect for summer barbecues, outdoor dining or simply soaking up the sun. With a garage for storage and plenty of off-street parking, this home ticks all the practical boxes too.

This charming home blends family-friendly living with a relaxed lifestyle. Call today to arrange your viewing and see how it could fit your next chapter.





- Peaceful cul-de-sac setting in the heart of Bricket Wood
- Lovely countryside walks just a short stroll away
- Bright and airy living/dining room opening directly to the garden
- Flexible ground floor room – ideal as a home office or fourth bedroom
- Private garden with lawn and patio, great for family time or entertaining
- Easy access to local shops, schools, and excellent transport links
- Spacious 1,541 sq. ft. layout designed for family living
- Modern kitchen breakfast room – perfect for busy mornings or lazy brunches
- Three generous bedrooms upstairs, including a main suite with en suite
- EPC Grade C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	