



**Connells**

Spielplatz Lye Lane  
Bricket Wood St. Albans

# Spielplatz Lye Lane Bricket Wood St. Albans AL2 3TD

for sale offers in excess of  
**£325,000**



## Property Description

An incredible 2-bedroom detached chalet style lodge set within SPIELPLATZ, one of Hertfordshire's finest NATURIST PARKS. This stunning property is set towards the end of a cul de sac and offers the sense of a space and tranquillity with a beautifully kept garden out buildings and separate studio, ideal for gym or working from home. The main house has an impressive, covered terrace which leads into one of the 2 receptions rooms. Reception 1 has a log fuelled burner and concertina doors to the terrace on one side and opens out into the main reception on the other which has further double doors leading to a private balcony. The bespoke fitted kitchen has plenty of wall and base mounted units, work surface area, double butler style sink with mixer taps over and a large window looking out onto the main garden as well as a separate door for side access. The main bedroom is a good sized double and there is a spa like bathroom comprising of a roll top bath and oversized walk-in shower, low flush wc and wall mounted wash hand basin. There are 2 parking spaces with the property, and it is set within 11 acres of Parkland. There is a large communal pool, jacuzzi and clubhouse. The property has an unexpired lease of 95 years and the annual outgoings are £3,140 which includes the ground rent and water bill (unverified).

## Lounge

11' 6" x 8' ( 3.51m x 2.44m )

## Reception Room Two

12' 5" x 10' ( 3.78m x 3.05m )

## Kitchen

12' 2" x 10' 4" ( 3.71m x 3.15m )

## Bedroom One

10' 5" x 9' 2" ( 3.17m x 2.79m )

## Bathroom

## Summerhouse









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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38 Chequer Street  
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EPC Rating: E Council Tax  
 Band: A

Tenure:

**view this property online [connells.co.uk/Property/STA316339](http://connells.co.uk/Property/STA316339)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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