



37 JENKINS AVENUE, BRICKET WOOD, ST. ALBANS, AL2 3SA

GUIDE PRICE £660,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

37 Jenkins Avenue, Bricket Wood, St. Albans, AL2 3SA

Located in the heart of Bricket Wood, St. Albans, this delightful link detached bungalow on Jenkins Avenue offers a wonderful opportunity for those looking to downsize or seeking a peaceful retreat. Spanning an impressive 1,106 square feet, the property features two spacious reception rooms, including a generous living area that flows seamlessly into a bright conservatory, perfect for enjoying the natural light throughout the day.

The home boasts a separate dining room, ideal for hosting family meals or entertaining friends. The well-appointed kitchen is fully functional, catering to all your culinary needs. With two comfortable bedrooms and a well-designed bathroom, this bungalow provides a cosy and inviting atmosphere.

Step outside to discover a lovely rear garden, predominantly laid to lawn, which features a pond and a patio area, perfect for summer dining and entertaining. Additionally, a shed offers valuable storage space for gardening tools or outdoor equipment.

To the front, the property benefits from ample off-street parking for three vehicles, along with a garage that presents further storage options or the potential to enhance the living space. This home not only offers comfort and convenience but also the potential for expansion, making it a fantastic choice for those looking to create their ideal living environment. Don't miss the chance to make this charming bungalow your new home.



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- Perfect For Downsizers
- Potential For Further Expansion (STPP)
 - Link Detached Bungalow
- Generous Sized Reception Room & Conservatory
 - Separate Dining Room
 - Two Bedrooms
- Garage & Off Street Parking
- Popular & Sought After Location
- Close Proximity to Local Amenities
 - Council Tax Band E





Jenkins Avenue AL2

Approximate Gross Internal Floor Area = 102.7 sq m / 1106 sq ft
 Garage Area = 13.7 sq m / 149 sq ft
 Total Area = 116.7 sq m / 1255 sq ft

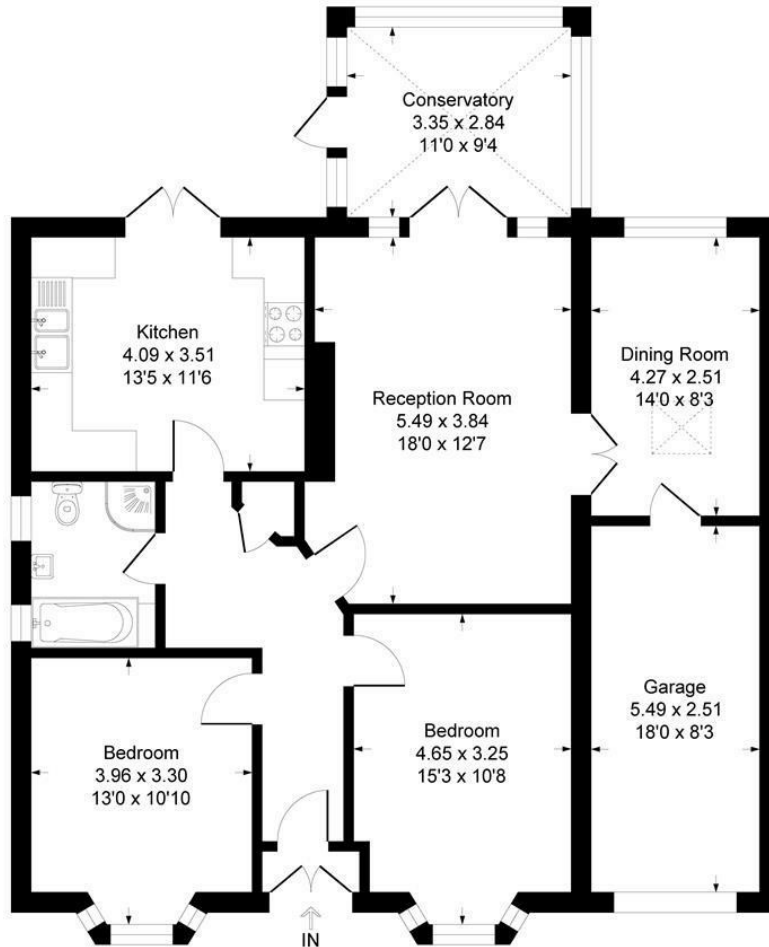


Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced By Esjay Property Marketing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

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119 Oakwood Road,
 Bricket Wood, St Albans
 Hertfordshire
 AL2 3QB

Tel: 01923 682 888
 Email: sales@carterhayward.co.uk
 Web: www.carterhayward.co.uk



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