



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



109 OLD WATFORD ROAD, BRICKET WOOD, ST. ALBANS, AL2 3UN

OFFERS IN EXCESS OF £600,000



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## 109 Old Watford Road, Bricket Wood, St. Albans, AL2 3UN

Located in the desirable area of Bricket Wood, St. Albans, this charming detached family home on Old Watford Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,435 square feet, the property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The good-sized dining room overlooks the front aspect, making it an ideal space for family meals and entertaining guests.

This delightful residence comprises four well-proportioned bedrooms, with two conveniently located on the ground floor, complemented by a downstairs bathroom. The first floor houses the remaining two bedrooms, one of which boasts its own en suite bathroom, providing added privacy and convenience.

The elevated rear garden is a true highlight, featuring a lovely lawn area and a patio space perfect for outdoor gatherings or simply enjoying the fresh air. The front of the home is equally appealing, with a large lawned garden that enhances the property's curb appeal.

Parking is available, along with a garage that offers additional storage options. The location is particularly advantageous, with excellent road links, local amenities, and highly regarded schools all within easy reach. This property presents an exceptional opportunity for families seeking a spacious and well-located home in a sought-after area.





- Popular & Convenient Location
  - Detached Family Home
    - Reception Room
    - Generous Sized Dining Room
    - Four Bedrooms
    - Two Bathrooms
- Garage & Off Street Parking Available
  - Close to Local Amenities
    - Good Road Links
    - Council Tax Band F



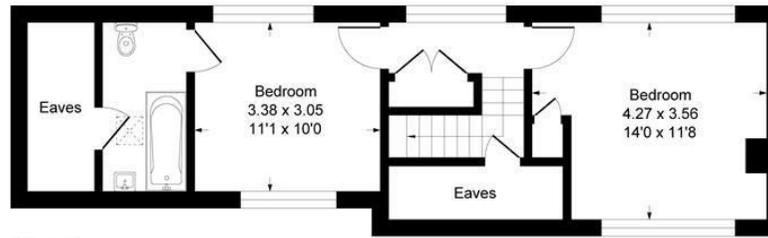




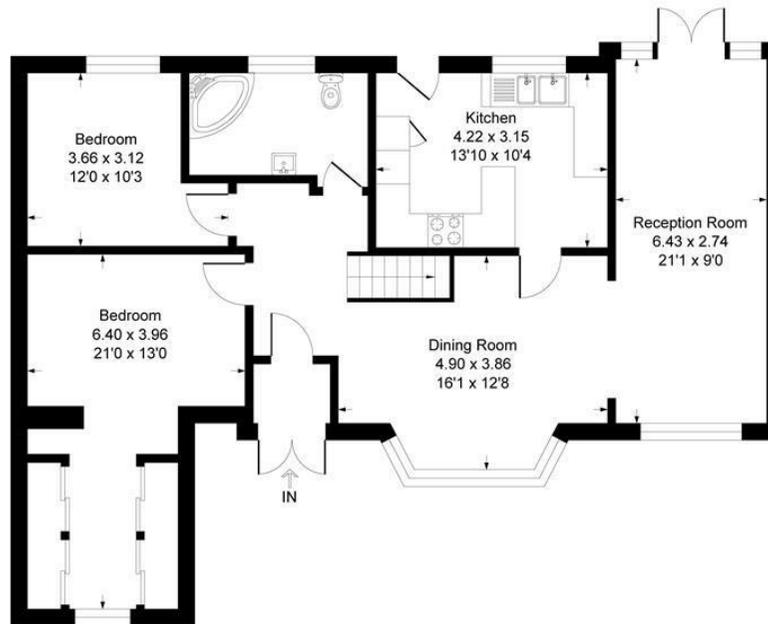
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## Old Watford Road AL2

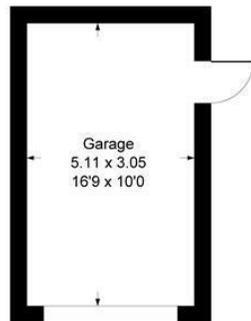
Approximate Gross Internal Floor Area = 133.3 sq m / 1435 sq ft  
 Garage Area = 15.5 sq m / 167 sq ft  
 Total Area = 148.8 sq m / 1602 sq ft



First Floor



Ground Floor



Garage

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>		<b>75</b>
(55-68) <b>D</b>	<b>64</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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119 Oakwood Road,  
 Bricket Wood, St Albans  
 Hertfordshire  
 AL2 3QB

Tel: 01923 682 888  
 Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)  
 Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



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