



98a Mount Pleasant Lane, Bricket Wood, St. Albans, AL2 3XD

Guide Price £500,000



- Premier Road
- No Upper Chain
- Semi Detached
- Three Bedrooms
  - Loft Room
  - Rear Garden
- Off Street Parking
- Close To Local Amenities

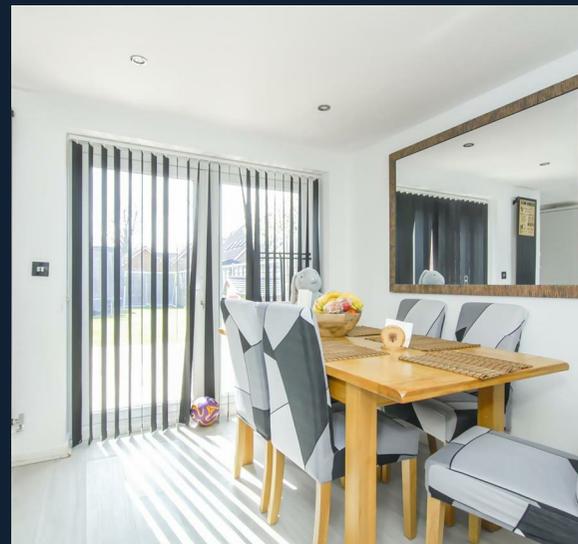
Located on one of Bricket Woods finest roads in the heart of the village, this well presented three bedroom end of terraced new build style home is perfect for upsizers and downsizers alike.

The property begins with an entrance lobby that leads into a generous sized sitting room perfect for relaxing. To the rear of the property there is a modern style fully functional open plan kitchen/dining room that overlooks the rear aspect. Completing the ground floor, there is a downstairs WC.

To the first floor, there are three bedrooms and a fully tiled three piece bathroom suite which includes a shower bath. In addition there is a bonus loft room which is ideal for storage or alternatively used as an office space.

Outside, there is a low maintenance mainly laid to lawn rear garden with tree and bush borders and decking area ideal for summer entertaining. The front offers a paved driveway allowing off street parking for multiple vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





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Approximate Gross Internal Floor Area == 85.0 sq m / 916 sq ft

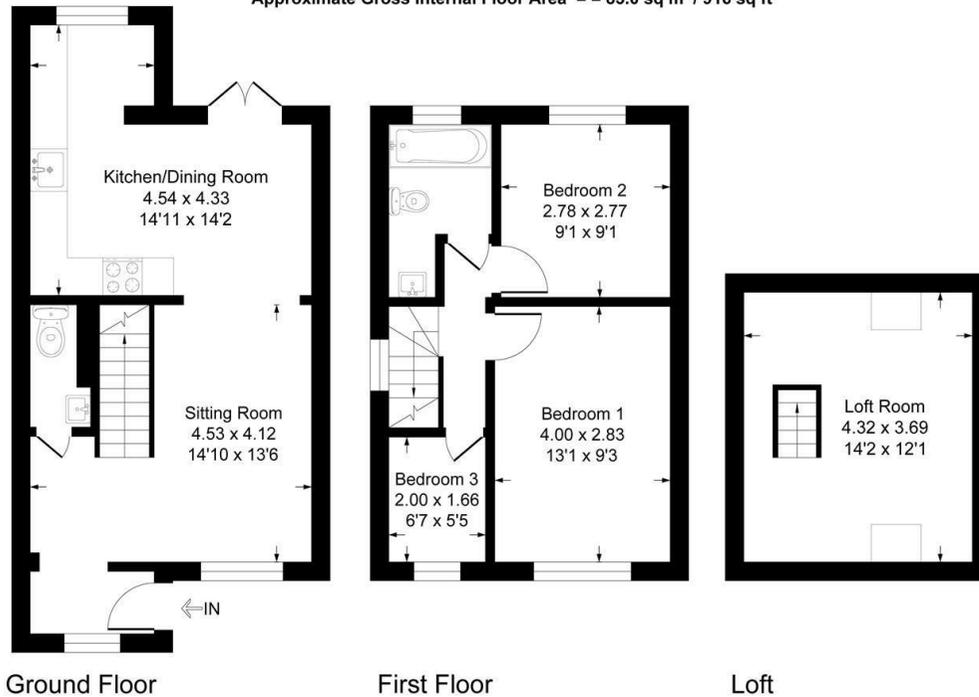


Illustration for identification purposes only, measurements are approximate, not to scale.

# CARTER HAYWARD

INDEPENDENT ESTATE AGENTS

[www.carterhayward.co.uk](http://www.carterhayward.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

