



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



18 NEWLYN CLOSE, BRICKET WOOD, ST. ALBANS, AL2 3UP

GUIDE PRICE £725,000



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18 Newlyn Close, Bricket Wood, St. Albans, AL2 3UP

Nestled in a sought-after cul-de-sac, Newlyn Close, Bricket Wood, St. Albans, this charming detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,266 square feet, the property boasts a spacious reception room that welcomes you with warmth and light, complemented by a separate dining room ideal for family gatherings or entertaining guests.

The bungalow features three to four well-proportioned bedrooms, with two conveniently located on the ground floor. One of these bedrooms benefits from an en suite bathroom, providing a private retreat. The extended loft area presents a versatile space that could easily be transformed into a larger bedroom, catering to your family's needs. Additionally, there is a second bathroom, ensuring ample facilities for all.

The fully functional kitchen is well-equipped, while the garage offers valuable storage options or the potential for further expansion of living space. Outside, the garden is predominantly laid to lawn, providing a delightful area for relaxation or outdoor entertaining. The front of the property features off-street parking for two vehicles, along with a charming front garden that enhances the overall appeal.

This delightful home is conveniently located near local amenities and boasts excellent road links, making it an ideal choice for families or those seeking a peaceful retreat with easy access to the vibrant life of St. Albans. With its spacious layout and potential for personalisation, this bungalow is a wonderful opportunity not to be missed.





- Popular & Quiet Location
- Extended Detached Bungalow
 - Three/Four Bedroom
 - Two Bathrooms
- Potential For Further Expansion
- Off Street Parking & Garage Available
- Generous Sized Rear Garden
 - Ideal For Downsizing
- Close Proximity to Local Amenities & Good Road Links
 - Council Tax Band F



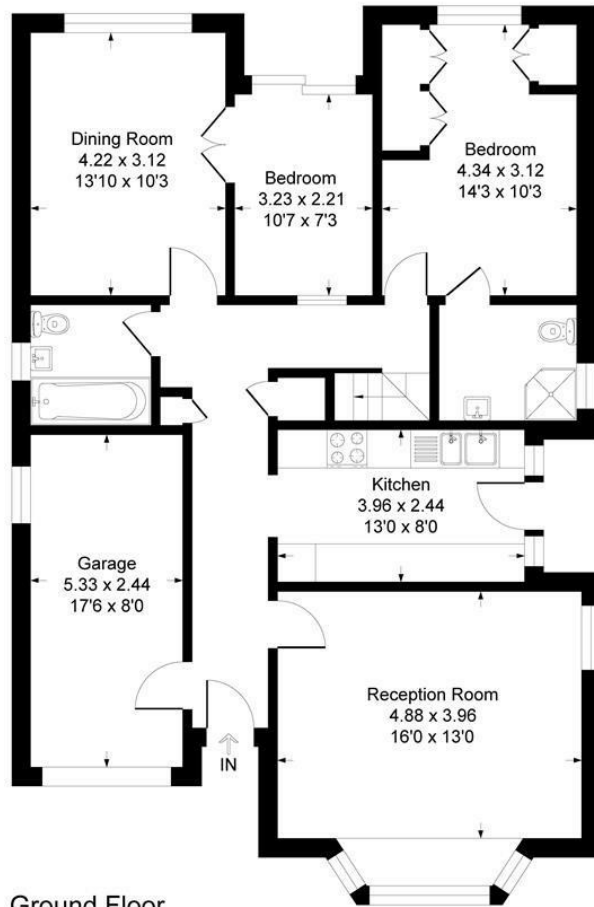
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Newlyn Close AL2

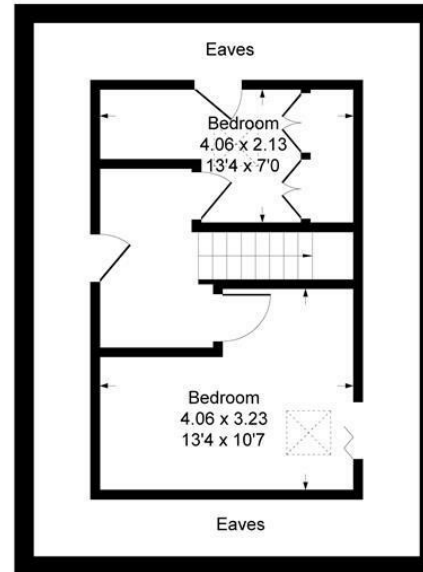
Approximate Gross Internal Floor Area = 117.6 sq m / 1266 sq ft

Garage Area = 13.0 sq m / 140 sq ft

Total Area = 130.6 sq m / 1406 sq ft



Ground Floor



First Floor

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	70	78
(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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