



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Off-Street Parking



South Facing Rear Garden



EPC Band B

Council Tax
Band: F £3,228.48 (2024/2025)

Local Authority
St Albans City & District
Council

 **ashtons**
for life's great moves



Woodside Road, Bricket Wood, St Albans, AL2 3QL
Guide Price £925,000 Freehold

Woodside Road, Bricket Wood, St Albans

A beautifully presented and spacious four bedroom semi-detached family home, situated in a sought after village location and within a short walk of Bricket Wood Station.

- 🏡 Beautifully Presented Semi-Detached Family Home
- 🏡 Superb Open-Plan Kitchen/Living/Dining Room with Bi-Fold Doors
- 🏡 Four Bedrooms
- 🏡 Off-Street Parking
- 🏡 South Facing Rear Garden
- 🏡 Close to Transport Networks and Local Amenities

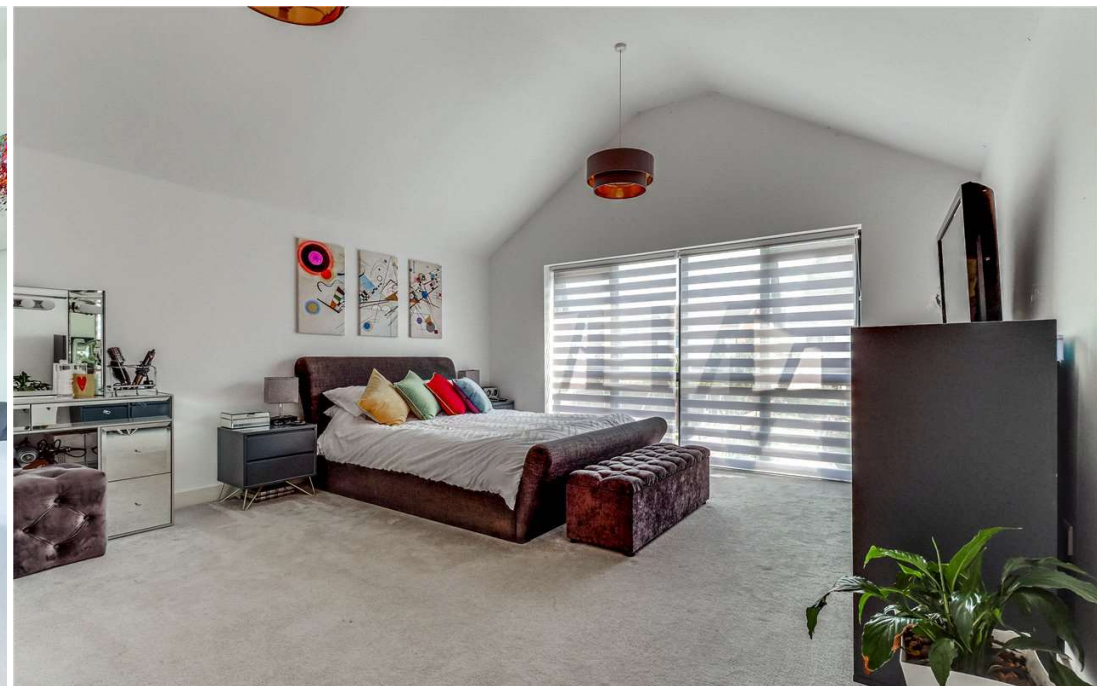
Description

The entrance hall, featuring a useful understairs cupboard, provides access to all rooms. At the front of the house are two spacious reception rooms, one currently used as a home office. At the rear, a bright and spacious kitchen/dining/living room with solid wood flooring opens to the garden via bi-fold doors. The white gloss kitchen is beautifully fitted with ample storage and equipped with a range of Electrolux appliances including induction hob, two ovens, integrated dishwasher, fridge/freezer and an integrated coffee machine. The property also includes a modern downstairs W.C. and a utility room that houses a washer/dryer and gives access to the side of the property. The entire ground floor area benefits from underfloor heating throughout. On the first floor the principal bedroom boasts an ensuite, vaulted ceiling, feature window and dressing room, there are a further three double bedrooms and a luxury family bathroom. This property includes a sunny south-facing garden, mainly laid to lawn, with a large patio area next to the house. The garden also features a useful storage shed and convenient gated side access. At the front, there is a spacious driveway offering ample off-street parking and an electric EV charging point.

Location

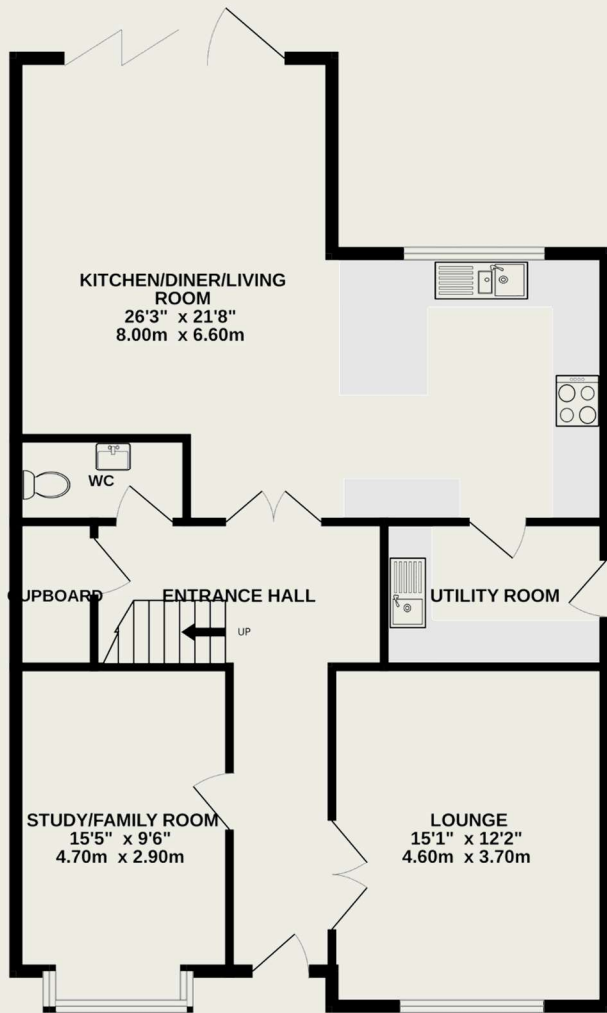
Locally there are shops available for daily requirements and more comprehensive shopping facilities can be found in the nearby towns of Radlett and St Albans. For the commuter there is access to the M25 and M1 connecting to the national motorway network. The Thames link rail service is available from St Albans and Radlett to London Kings Cross and St Pancras International (direct to Brussels and Paris). The location also benefits from the Bricket Wood to Watford rail service, providing additional links to and from London and conveniently situated within walking distance at the bottom of School Lane. Locally there is an excellent selection of schooling, both state and private. The surrounding countryside provides for an abundance of leisure activities to include walking, riding and numerous golf courses.



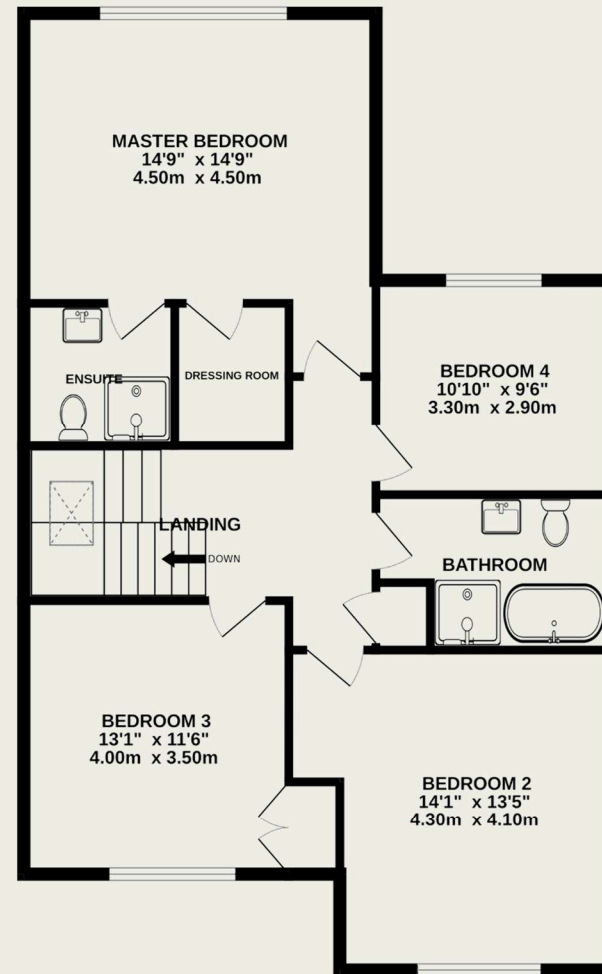


Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.4 sq.m.) approx.

TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such