



Newlyn Close, Bricket Wood

In Excess of **£1,000,000**

proffitt
& holt





Newlyn Close

Bricket Wood, St. Albans

Nestled in a private spot on this popular cul-de-sac, the house is surrounded by woodland, offering complete seclusion. Despite being tucked away, you benefit from excellent transport links, with the M1 and M25 motorways near by and Bricket Wood train station giving you access to London.

Having been built in 2000 to a high specification, the current owners have made a number of improvements, making this a beautiful and tastefully decorated family home, in immaculate condition.

Internally, the accommodation comprises entrance hall, living room and kitchen/breakfast room which both open through to a spacious conservatory with doors out to the rear garden.

The ground floor also boasts a family room, study and downstairs wc. To the first floor there are four well-proportioned bedrooms (master with en suite) and a separate family bathroom.

Externally the property excels with ample driveway parking to the front for multiple vehicles and a single garage. To the rear the garden is a must see and undoubted feature of this unique property with a private patio seating area, well-manicured and landscaped lawn with mature trees and borders and there is even a garden jacuzzi room to the rear.

To fully appreciate what this exceptional property offers, please contact leading local agent Proffitt and Holt.





Newlyn Close

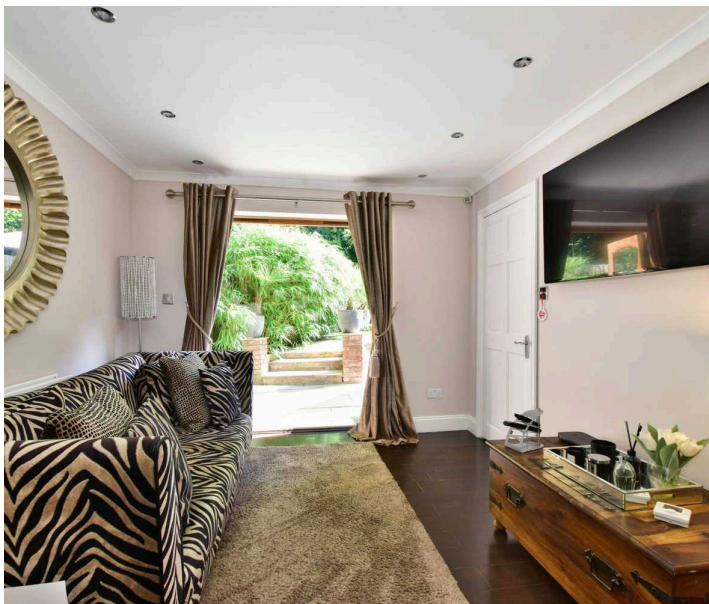


Bricket Wood, St. Albans

Bricket Wood is a village in the county of Hertfordshire, England, 4.2 miles (6.8 km) south of St Albans and 4.2 miles (6.8 km) north-northeast of Watford. The village of Abbots Langley is approximately 3.4 miles away. Bricket Wood railway station is approximately 0.9 miles from the property and is served by the Abbey Line which runs a service between St Albans Abbey station and Watford Junction station with its fast services into London. Local schooling is within walking distance and Parmiters school is approximately 1.6 miles from the property.

Council Tax band: E

EPC Energy Efficiency Rating: C



- Open plan kitchen and living spaces
- Excellent transport links
- Built in 2000
- Viewing highly recommended
- Immaculately presented and tastefully decorated
- Driveway and garage
- Surrounded by woodland, offering complete privacy
- Garden jacuzzi room



For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

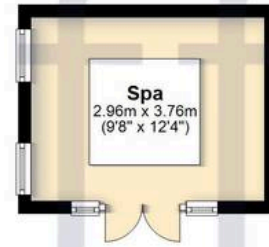
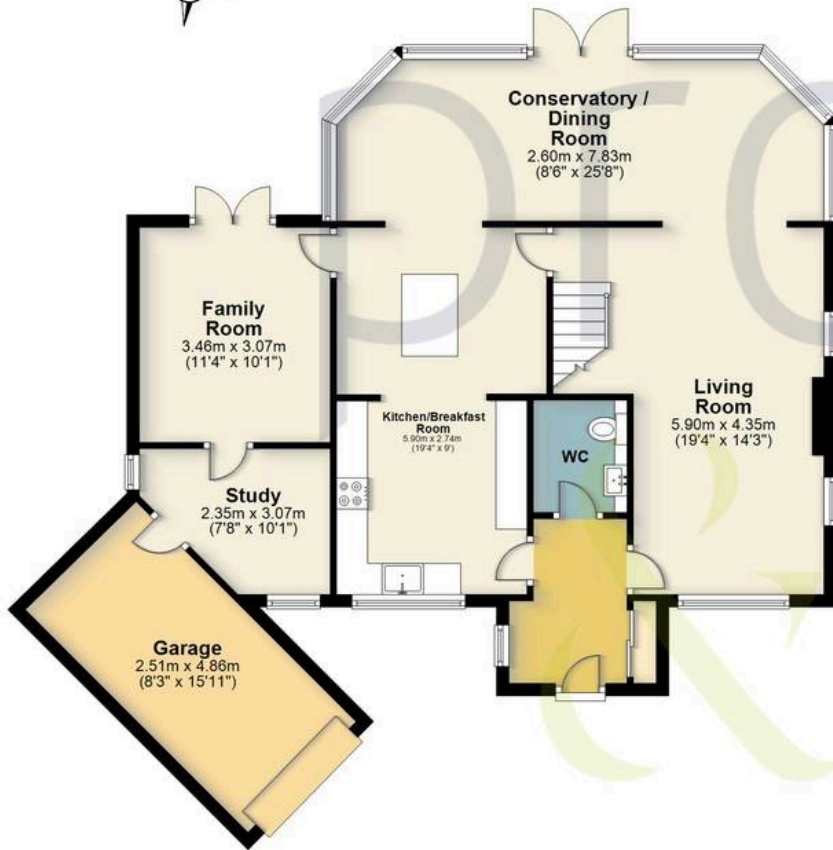






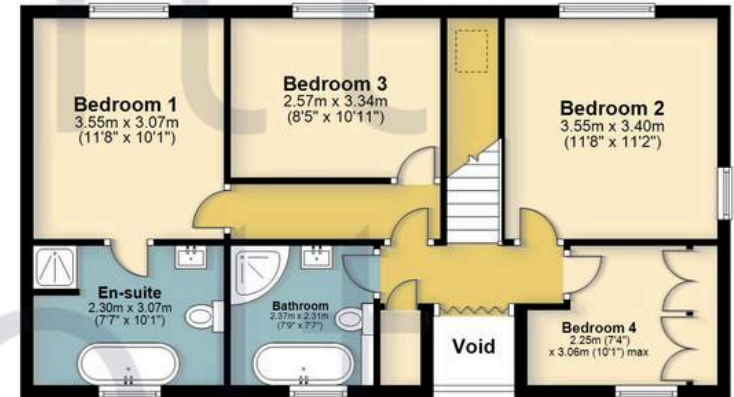
Ground Floor

Approx. 109.0 sq. metres (1173.3 sq. feet)



First Floor

Approx. 64.4 sq. metres (693.7 sq. feet)



Total area: approx. 173.4 sq. metres (1867.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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