



Bricket Wood

Guide Price £775,000

proffitt
& holt





Bricket Wood

St. Albans

Proffitt and Holt are delighted to offer to the market this rarely available four bedroom detached family home located in a quiet close, in the highly sought after area of Bricket Wood and within close proximity to a host of nearby transport links.

Internally, the property is generous in size and offers a wealth of both flexible and versatile accommodation comprising entrance hall, downstairs wc, family room, dining room, living room, a generous kitchen, utility room and store/garage to the ground floor.

To the first floor there are four well proportioned bedrooms (one with en suite) and a separate family bathroom.

Externally, the property excels with ample parking to the front on the driveway, whilst to the rear, the garden low maintenance and mainly laid to lawn and also boasts a paved patio seating area directly to the rear.

To arrange an internal inspection please contact Proffitt and Holt.





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: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Four Well Proportioned Bedrooms
- Detached
- Bricket Wood
- Quiet Location
- Driveway Parking
- Utility Room
- Generous Kitchen





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.

For broadband and mobile speeds see:

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







Ground Floor



First Floor

HYBURN CLOSE, AL2

APPROX. GROSS INTERNAL FLOOR AREA 1961.50 SQ FT / 182.23 SQ M. INC. STORE

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Proffitt & Holt

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