

119 Oakwood Road, Bricket Wood
St Albans, Hertfordshire AL2 3QB
Telephone: 01923 682 888
Facsimile: 01923 671 366
E-Mail: sales@carterhayward.co.uk
www.carterhayward.co.uk



65 Old Watford Road Bricket Wood, St. Albans, Hertfordshire AL2 3RU Offers In Excess Of £685,000

A quite stunning, thoughtfully updated and improved family home situated in this highly desirable village with lovely surrounding countryside yet being within easy reach of St Albans and Watford.

The village has a selection of everyday shops as well as a Station with a connecting service into Euston. The property, offering well proportioned accommodation, includes four double bedrooms, two en suite shower rooms as well as a family bathroom and a fabulous and beautifully fitted kitchen/open plan dining and lounge.

Outside, there is a driveway providing parking for four cars as well as a good size double length garage. The garden, being superbly landscaped, extends to approximately 100ft and has various terraced patio areas. Viewings can be arranged through Carter Hayward on 01923 682888.

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Reception Hallway

Stairs to first floor landing. Doors opening into.

Bedroom Three

11'10" x 11' (3.61m x 3.35m)



Double glazed window to front. Radiator.

Bedroom Four

12'3" x 11'11" (3.73m x 3.63m)



Double glazed window to front. Radiator.

Family Bathroom



Comprising a luxury suite of Victorian style free standing bath with hand shower. Wall hung wash hand basin and low level WC. Fully tiled walls. Heated towel radiator.

Open Plan Kitchen/Dining Room/Lounge

28' x 19'5" (maximum into lounge) (8.53m x 5.92m (maximum into lounge))



Lounge Area



A comfortable lounge area being open plan to the dining area.

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Dining Area



Superb double glazed Bi Fold doors opening onto rear patio.

Kitchen Area



A stunning kitchen fitted with an extensive range of high gloss wall and base level storage units incorporating contrasting quartz style worktops. Feature island unit with fitted Siemens induction hob with Siemens retractable extractor unit. Sink unit with fitted Hot and Filtered water tap. Two Siemens fitted ovens, one with microwave. Integrated dishwasher, washing machine and tumble dryer. Integrated fridge and freezer. Cupboard housing Worcester gas fired boiler and pressurised water system. Double glazed Bi Fold doors opening onto the rear patio.

First Floor

Double glazed window. Doors to.

Master Bedroom

11'4 x 11'1 (3.45m x 3.38m)



Double glazed window to rear. Radiator. Opens into.

Dressing Room

9'1 x 7' (2.77m x 2.13m)

Double glazed window to front. Access to.

En Suite Shower Room



A superb suite comprising walk in shower with shower unit over. Wall hung wash hand basin and low level WC. Two double glazed windows to front. Heated towel radiator.

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Bedroom Two

13'1 x 10'2 (3.99m x 3.10m)



Double glazed window to rear. Radiator.

En Suite Shower Room



Comprising shower cubicle with raindrop shower unit over. Wall hung wash hand basin and low level WC. Part tiled walls. Heated towel radiator. Double glazed window to front.

Front Garden

Driveway providing parking for three cars. Further shared access leading to.

Double Length Garage

24'7 x 9'11 (7.49m x 3.02m)



Side door into garden. Further parking in front of the garage for one car.

Rear Garden

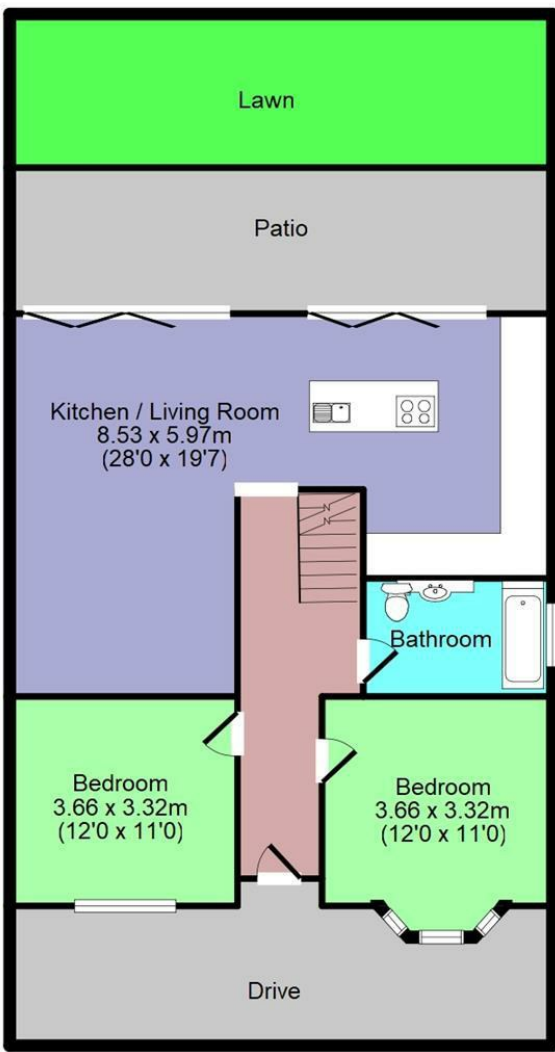


Beautifully landscaped and extending to approximately 100ft. Mostly laid to lawn with extensive paved patio area. The rear section of the garden raises into attractive tiered and landscaped bordering leading to a top patio area with lovely views over the surrounding countryside.

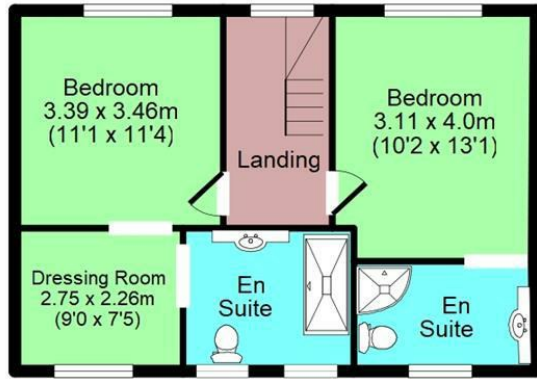
Additional Photographs



Old Watford Road
Bricket Wood

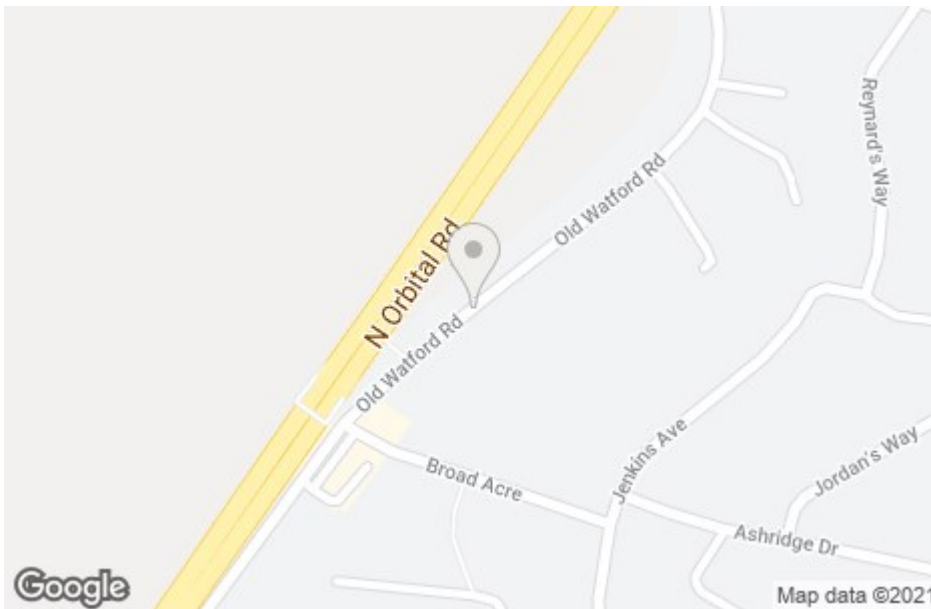


Ground Floor



First Floor

Total Internal Area = 126m2 (approx.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		66	78
England & Wales			
EU Directive 2002/91/EC			