 4 Bedrooms

 2 Bathrooms

 1 Reception

 Private Garden

 Garage & Driveway

 EPC Band B

Freehold

Service Charge:  
£600.00 per annum

Council Tax Band:  
G £4,097.28 (2026/2027)

Local Authority:  
St Albans City & District Council



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Cane Drive, Bricket Wood, AL2 3FP

**Guide price of £950,000**

Elegant 4-bed detached home in Hanstead Park, Bricket Wood near St Albans. Features open-plan living, study, private garden, garage & parking for 3 vehicles.

### Description

Situated in Hanstead Park, Bricket Wood, near St Albans, this exceptional four-bedroom detached residence offers refined family living with lakeside surroundings. The property boasts an elegant exterior, private driveway, detached garage, and landscaped frontage, enhancing kerb appeal. Internally, the spacious accommodation suits modern lifestyles, with a welcoming entrance hall leading to a large living room ideal for relaxation and entertaining. A separate study provides a practical area for home working, while the impressive open-plan kitchen/dining room offers an expansive layout, ideal for family living, with direct access to the rear garden. A utility room and cloakroom complete the ground floor. The first floor features four well-appointed bedrooms, including a spacious principal bedroom with an en-suite bathroom. Three bedrooms have fitted wardrobes, and a contemporary family bathroom completes the first floor. The private rear garden, detached garage, and off-street parking add to the charm. Hanstead Park offers lakeside living with exclusive amenities.

### Location

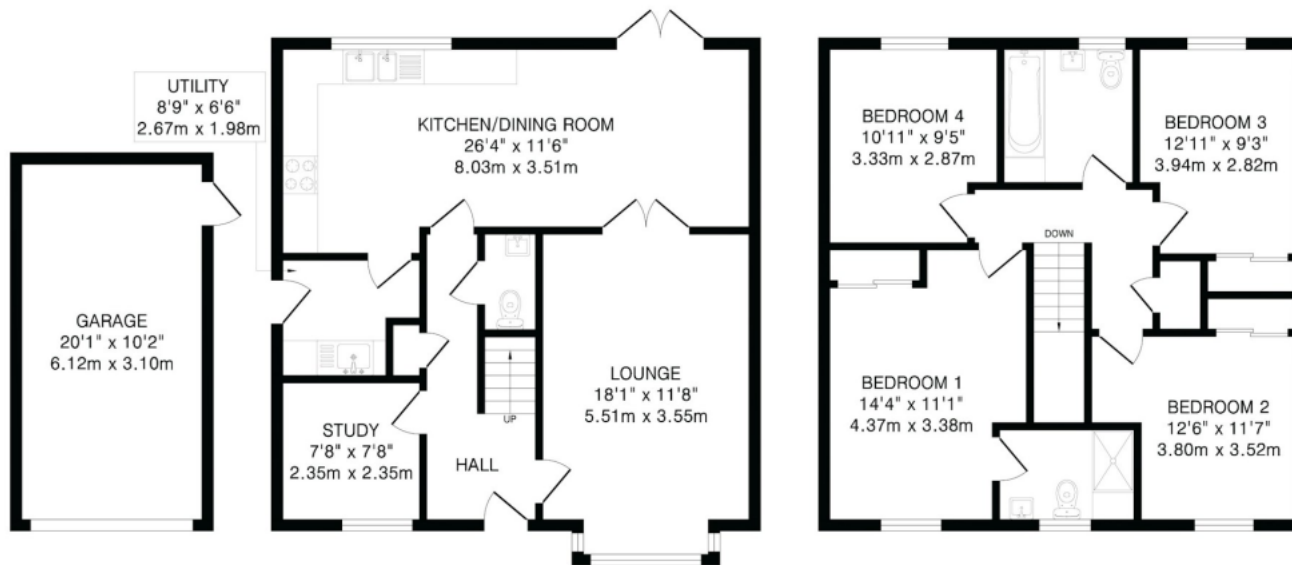
Cane Drive in Hanstead Park, Bricket Wood, is a highly regarded and picturesque residential development, offering a peaceful, family-friendly environment on the outskirts of St Albans surrounded by attractive green spaces and countryside.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









Garage  
204 sq.ft.(18.9 sq.m)approx.

Ground Floor  
714 sq.ft.(66.3 sq.m)approx.

First Floor  
700 sq.ft.(65.0 sq.m)approx.

TOTAL FLOOR AREA: 1618 sq.ft.(150.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**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 2024 equated to £29.76 per referral.