

-  5 Bedrooms
-  3 Bathrooms
-  2 Receptions
-  100ft
-  Garage & Driveway
-  EPC Band C

Freehold

Council Tax Band:  
E £3,004.67 (2026/2027)

Local Authority:  
St Albans City & District Council



Detached family home in Bricket Wood with versatile accommodation, SW-facing gardens, ample parking, and excellent potential. Sought-after location.

### Description

A substantial detached family home in Bricket Wood, offering spacious and versatile accommodation with potential for modernisation. The property has three first-floor bedrooms, including a generous principal bedroom with dressing room, fitted wardrobes and en-suite shower room. The ground floor boasts a well-proportioned sitting room with feature fireplace, a large south-west facing kitchen with garden access, plus three additional flexible-use rooms. A ground floor shower room completes the layout. Outside, there's gated off-road parking, a generous front garden and a substantial detached garage of approximately 37ft, perfect for storage or a workshop. The south-west facing rear garden includes a patio, lawn, mature trees, pond and summer house. Bricket Wood offers excellent transport links, including a railway station towards London St Pancras, with the M25 and A414 nearby. St Albans, Watford, Hemel Hempstead and Harpenden are all within easy reach.

### Location

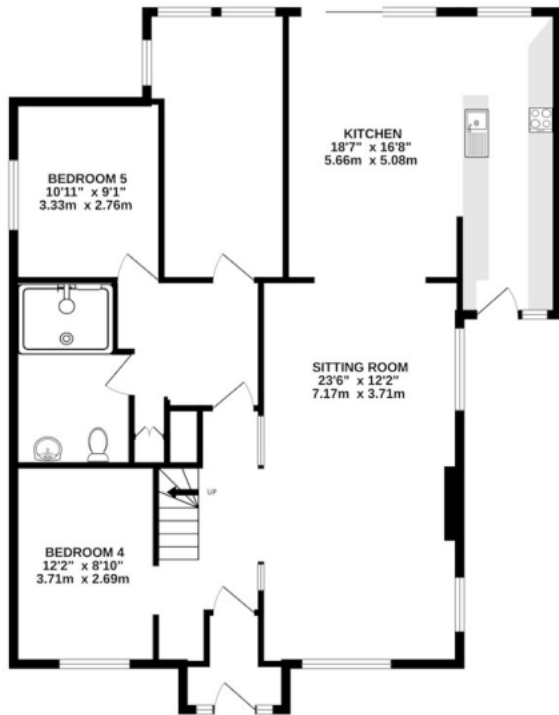
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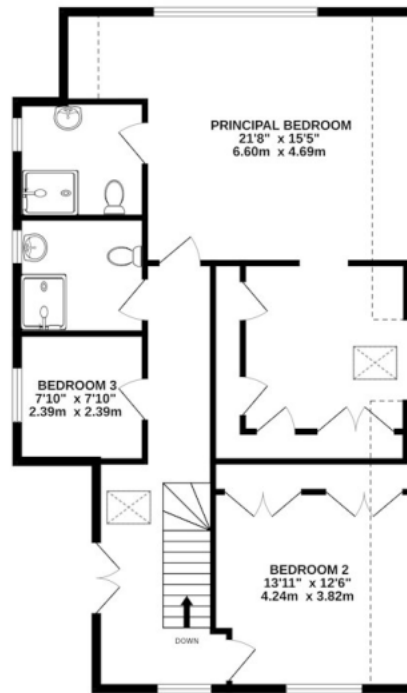
In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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



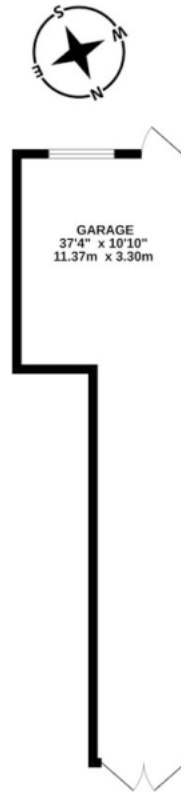




GROUND FLOOR  
1179 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
809 sq.ft. (75.3 sq.m.) approx.



GARAGE  
305 sq.ft. (28.3 sq.m.) approx.



OUTBUILDING  
80 sq.ft. (7.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2490sq.ft. (231.3 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

**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.