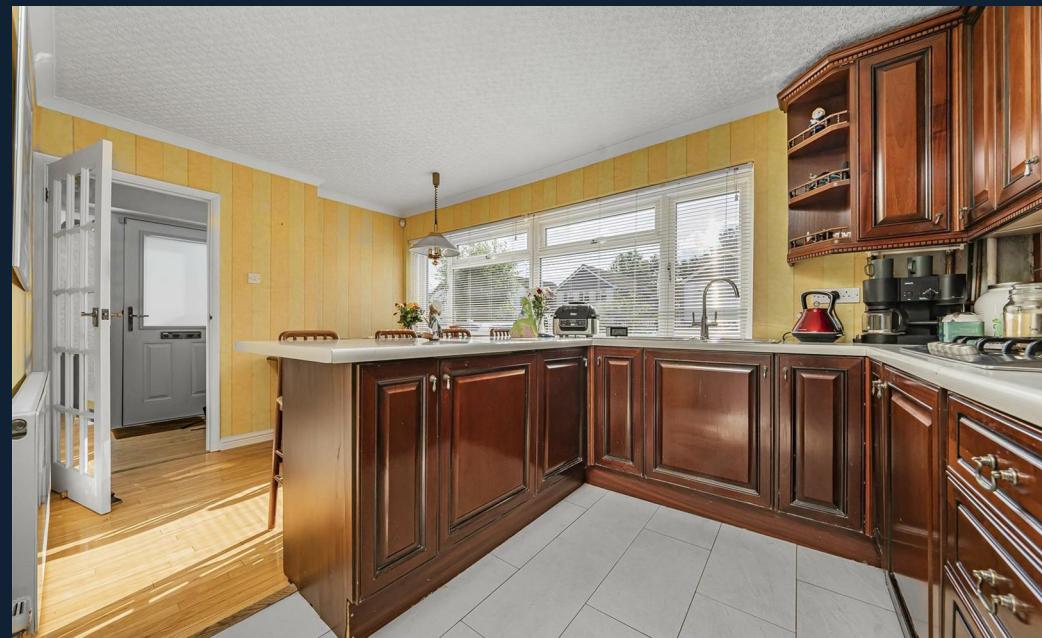




22 ST. LAWRENCE WAY, BRICKET WOOD, ST. ALBANS, AL2 3XN
GUIDE PRICE £650,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

22 St. Lawrence Way, Bricket Wood, St. Albans, AL2 3XN

Situated in a popular and quiet location within Bricket Wood, St. Lawrence Way presents a delightful opportunity to acquire a charming linked detached family home. Spanning an impressive 1,298 square feet, this property boasts a spacious reception room that invites relaxation and social gatherings. The ample-sized kitchen, complemented by a large utility room, provides both functionality and convenience for family life.

The home features three well-proportioned bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, a conservatory extends the living space, offering a bright and airy area to enjoy the garden views throughout the seasons.

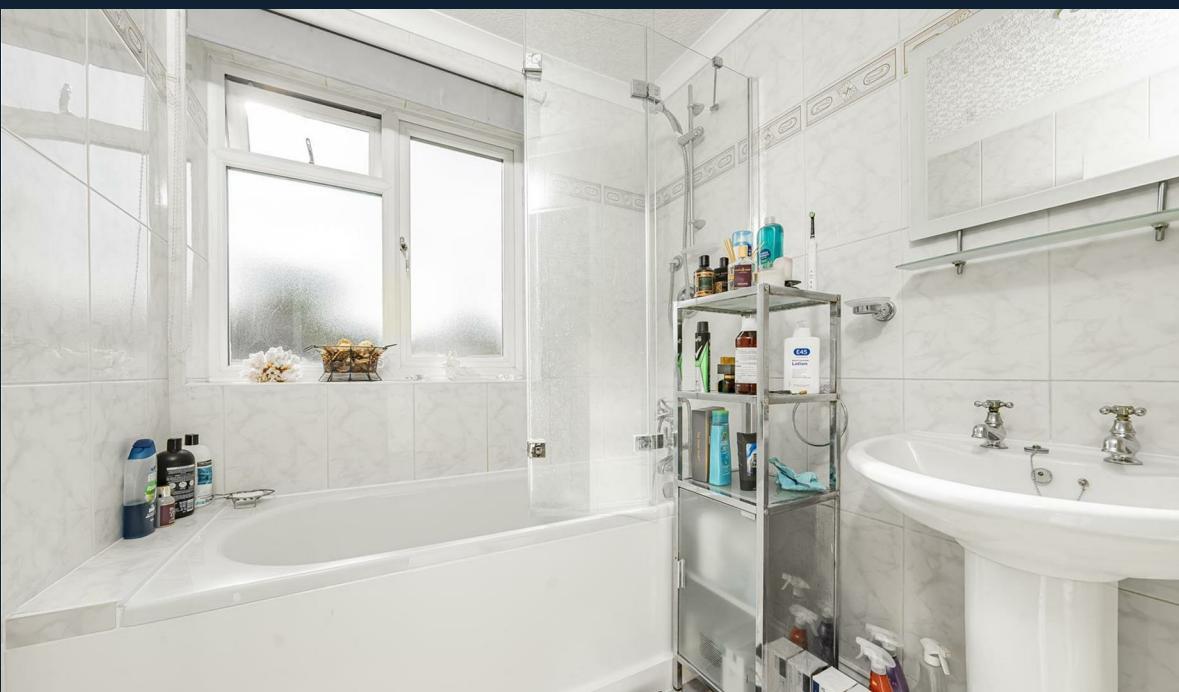
This property also includes a downstairs WC for added convenience, a garage, and off-street parking for up to two vehicles, a rare find in this location. Situated on a quiet and popular road, residents will appreciate the close proximity to local amenities, good road links, and highly regarded schools, making it a perfect choice for families.

Furthermore, the property holds potential for further expansion, subject to planning permission, allowing you to tailor the home to your specific needs. This is a rare opportunity to secure a well-located family home in Bricket Wood, where comfort and convenience meet. Do not miss the chance to make this delightful property your own.





- Quiet & Popular Location
- Detached Family Home
 - Three Bedroom
 - Spacious Reception Room
 - Large Utility Room
- Potential For Further Expansion (STPP)
 - Garage & Off Street Parking
 - Good Road Links
- Close to Local Amenities
- Council Tax Band E





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St Lawerence Way AL2

Approximate Gross Internal Floor Area = 120.5 sq m / 1298 sq f
 Garage Area = 13.4 sq m / 144 sq ft
 Total Area = 133.9 sq m / 1442 sq ft

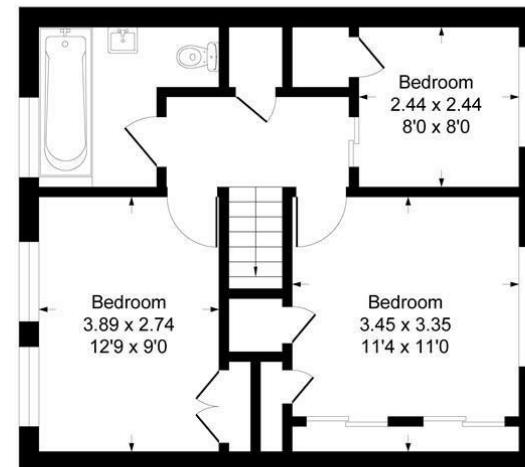
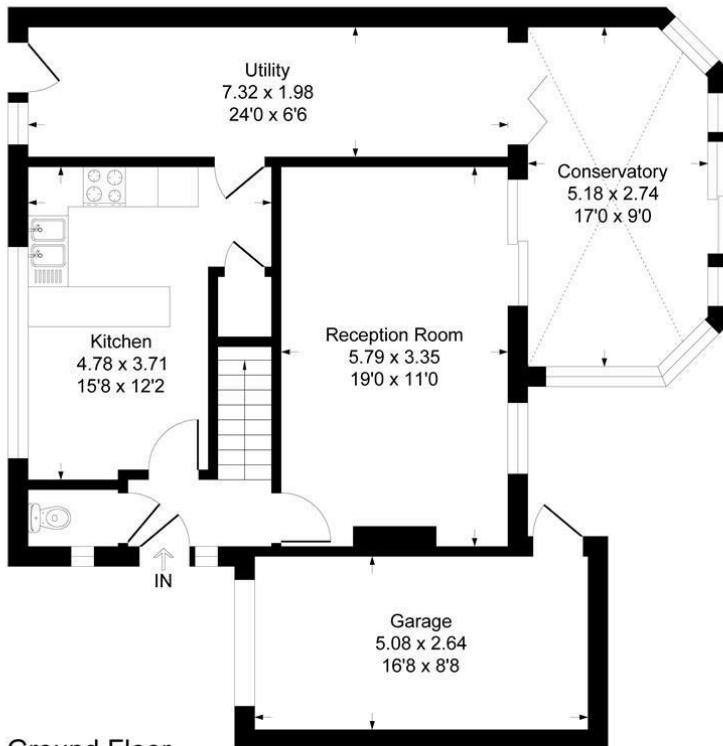
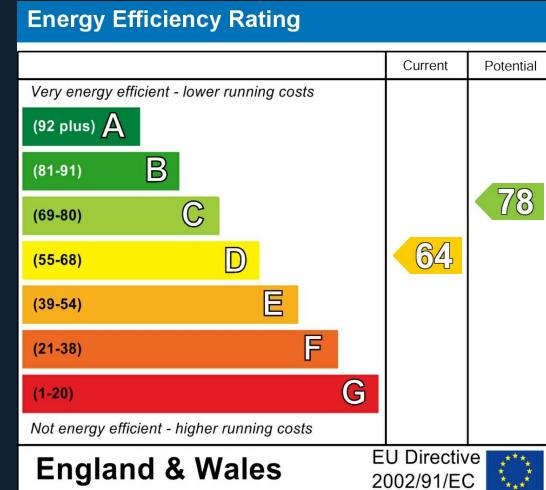


Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced By Esjay Property Marketing



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