



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





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INDEPENDENT ESTATE AGENTS



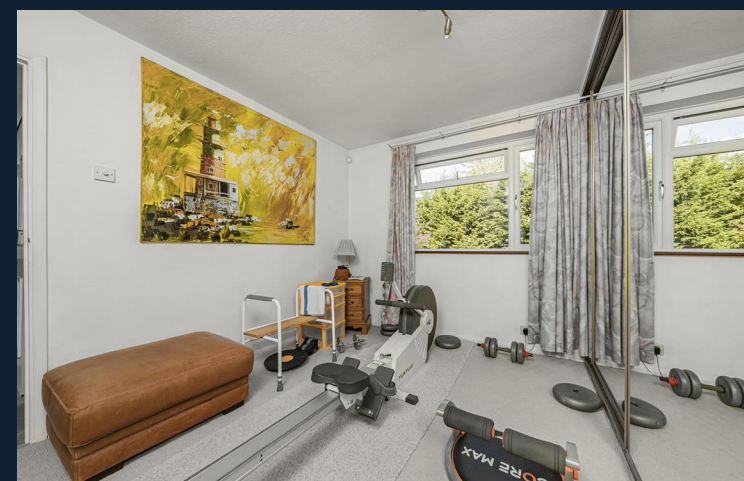
22 St. Lawrence Way, Bricket Wood, St. Albans, AL2 3XN

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.

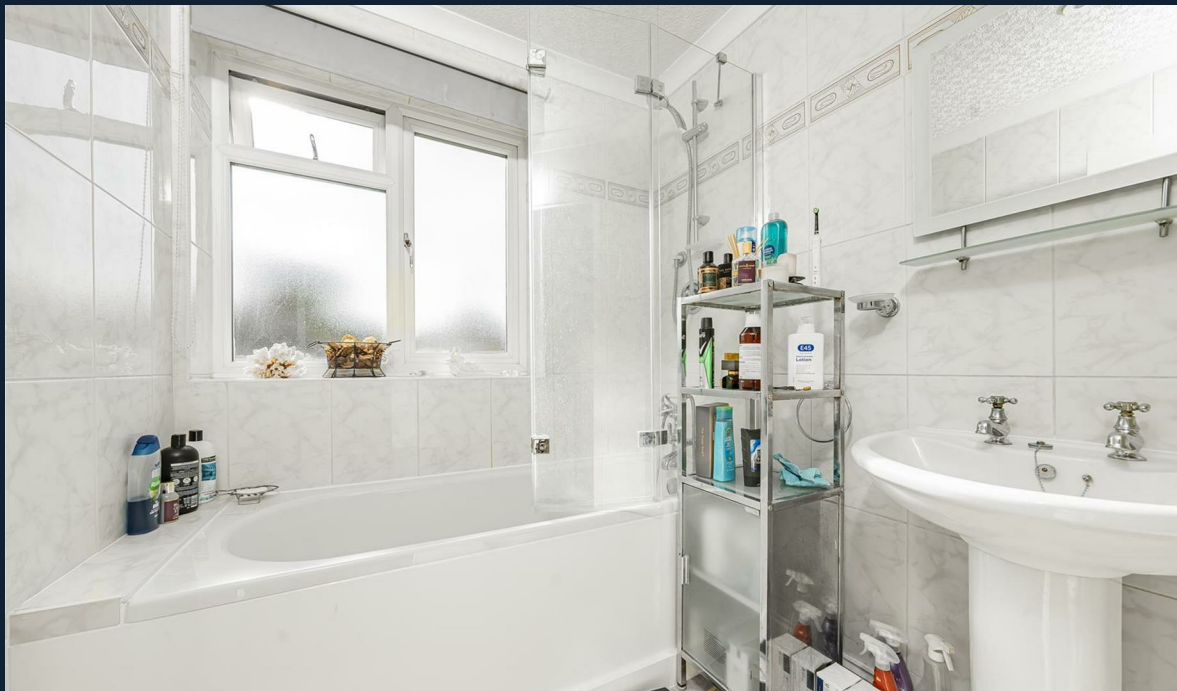
Furthermore, the property holds potential for further expansion, subject to planning permission, allowing you to tailor the home to your specific needs. This is a rare opportunity to secure a well-located family home in Bricket Wood, where comfort and convenience meet. Do not miss the chance to make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



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- 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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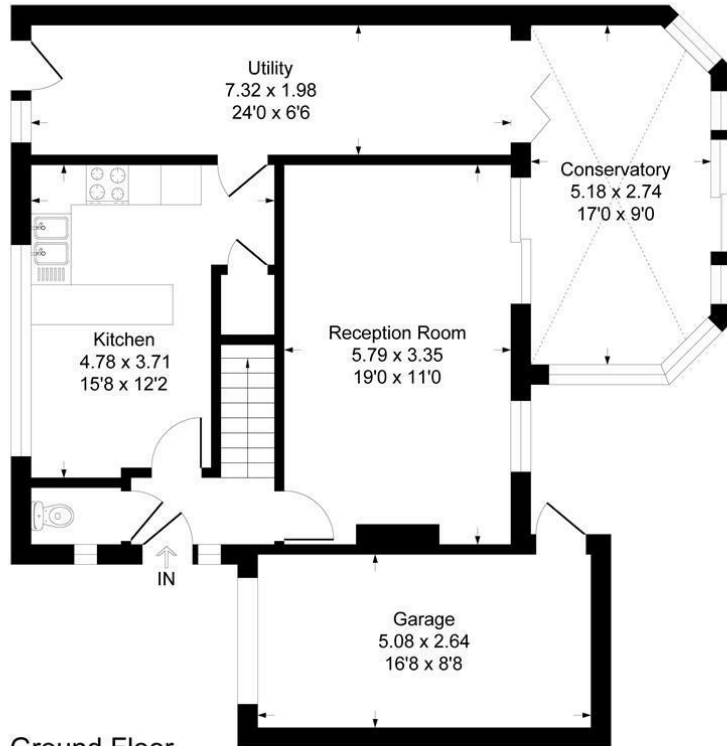


## St Lawrence Way AL2

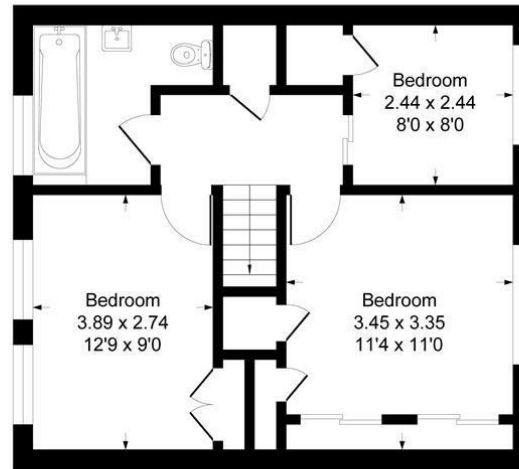
Approximate Gross Internal Floor Area = 120.5 sq m / 1298 sq f

Garage Area = 13.4 sq m / 144 sq ft

Total Area = 133.9 sq m / 1442 sq ft



Ground Floor



First Floor

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC

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