



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



8 BARNES WALLIS WAY, BRICKET WOOD, ST. ALBANS, AL2 3FH

GUIDE PRICE £615,000



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8 Barnes Wallis Way, Bricket Wood, St. Albans, AL2 3FH

Nestled on the desirable Barnes Wallis Way in Bricket Wood, St. Albans, this modern terraced house offers a perfect blend of comfort and convenience. Completed in 2018/19 by Crest Nicholson, this family home spans an impressive 1,263 square feet and features a well-designed layout that caters to contemporary living.

Upon entering, there is a generous kitchen and breakfast room equipped with Bosch built-in appliances, making it a delightful space for culinary enthusiasts. The light-filled living and dining room is ideal for both relaxation and entertaining. The ground floor also includes a convenient downstairs WC, enhancing the practicality of the home.

The first floor boasts three spacious bedrooms, two of which offer ample storage solutions. The main bedroom is a true retreat, complete with its own en suite bathroom, while a well-appointed family bathroom serves the other two double bedrooms.

Outside, the low-maintenance rear garden features an artificial lawn and a patio area, perfect for enjoying sunny days. Additionally, an outbuilding currently serves as an office, making it an excellent choice for those who work from home. The front of the property provides off-street parking for two vehicles, complete with an electric vehicle charging point.

This home is ideally situated close to local amenities, excellent transport links, and highly regarded schools, making it a fantastic choice for families. With its modern features and prime location, this property is not to be missed.





- Crest Nicholson Development
- Popular and Sought After Location
 - Mid Terraced Family Home
 - Three Bedrooms
 - Two Bathroom & Downstairs WC
 - Modern Style Living
- Off Street Parking & EV Charging Point
- Generous Sized Garden Outbuilding
- Close Proximity to Local Amenities & Good Transport Links
 - Council Tax Band E







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Barnes Wallis Way AL2

Approximate Gross Internal Floor Area = 117.3 sq m / 1263 sq ft

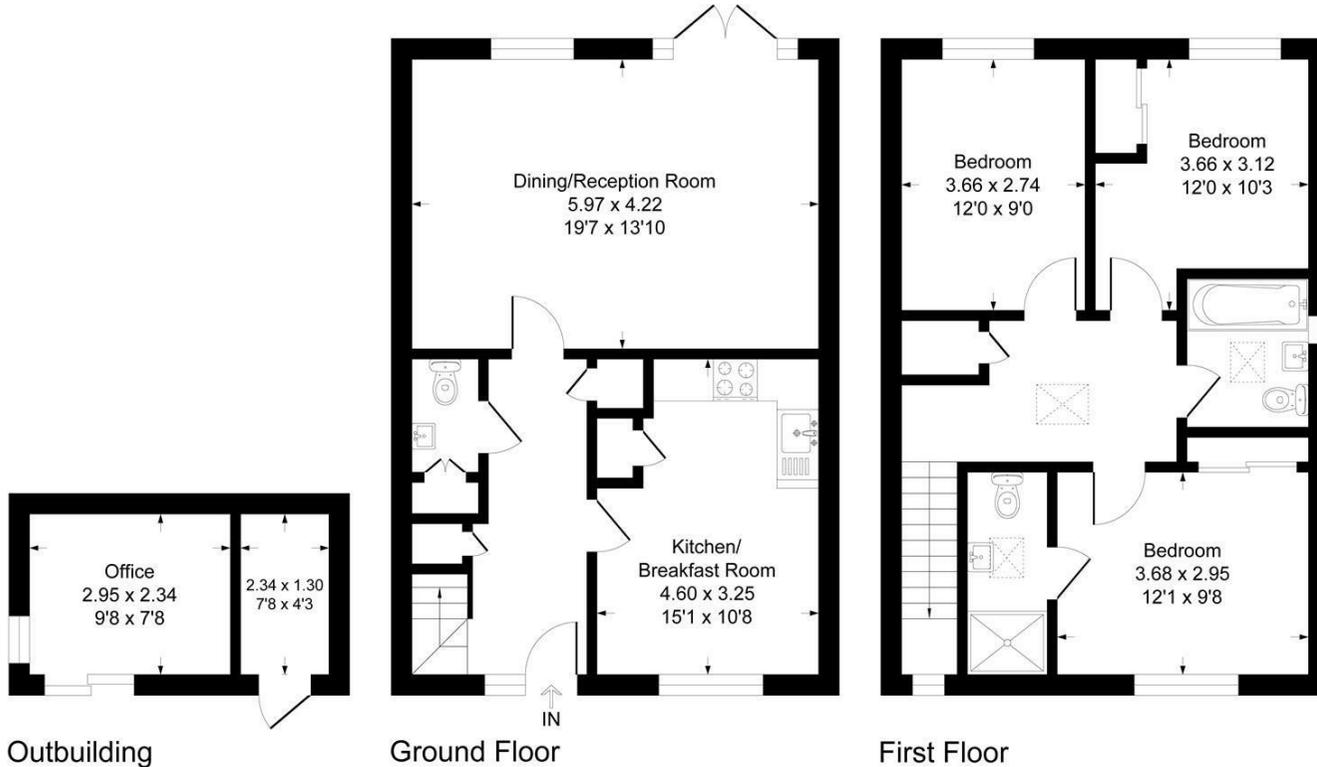


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 90 | 91 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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