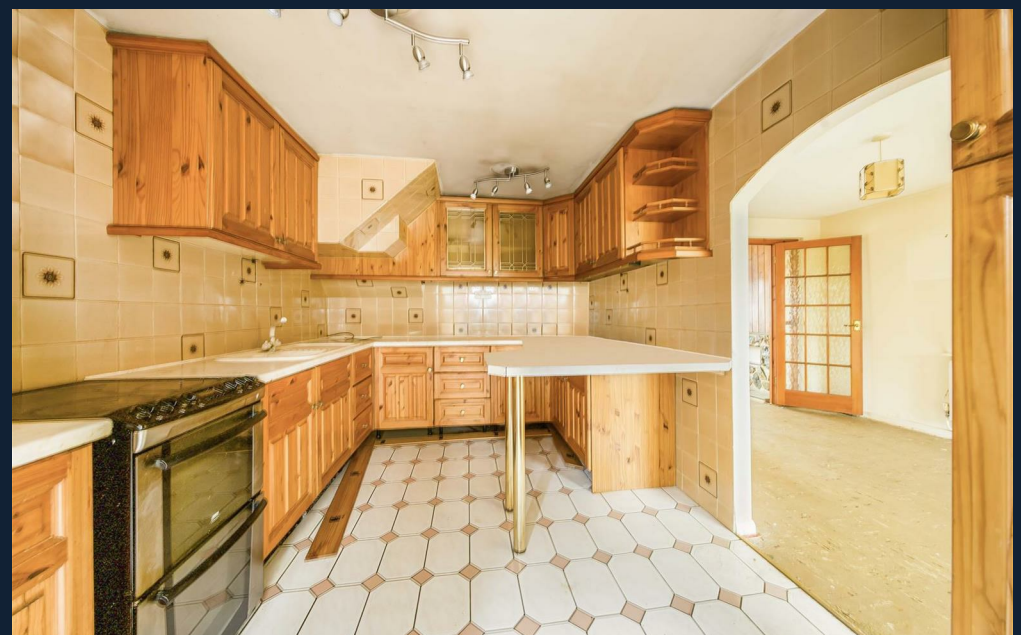




4 HORNBEAMS, BRICKET WOOD, ST. ALBANS, AL2 3SP

GUIDE PRICE £685,000





CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

## 4 Hornbeams, Bricket Wood, St. Albans, AL2 3SP

**\*\*\*NO CHAIN\*\*\*** Situated in a sought after and quiet cul de sac location, this four bedroom linked detached property is the ideal family home and has potential for further expansion STPP.

The property begins with an entrance porch, there is a spacious lounge which looks out over the front aspect of the home. The larger than average fully functional kitchen/dining room is perfect for everyday living and entertaining, furthermore a room leading off from the kitchen can be modified into a utility area. Completing the ground floor is a bedroom which benefits from its own en suite, alternatively could be utilised as an office for homeworking.

To the first floor, there are a further three good sized bedrooms. Two of which offering built in storage space. Completing the accommodation is a three piece family bathroom.

Outside, the rear garden is laid to lawn with a patio area ideal during the summer months. There is a garage accessed by own driveway offering ample storage space or the opportunity to expand further on the home. Finally there is off street parking available for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682 888.







- No Upper Chain
- Popular Cul De Sac Location
- Linked Detached Family Home
  - Four Bedrooms
  - Downstairs En Suite
  - Family Bathroom
  - Garage
- Potential For Further Expansion STPP
  - Off Street Parking
  - Council Tax Band F









## Hornbeams AL2

Approximate Gross Internal Floor Area = 136.1 sq m / 1465 sq ft

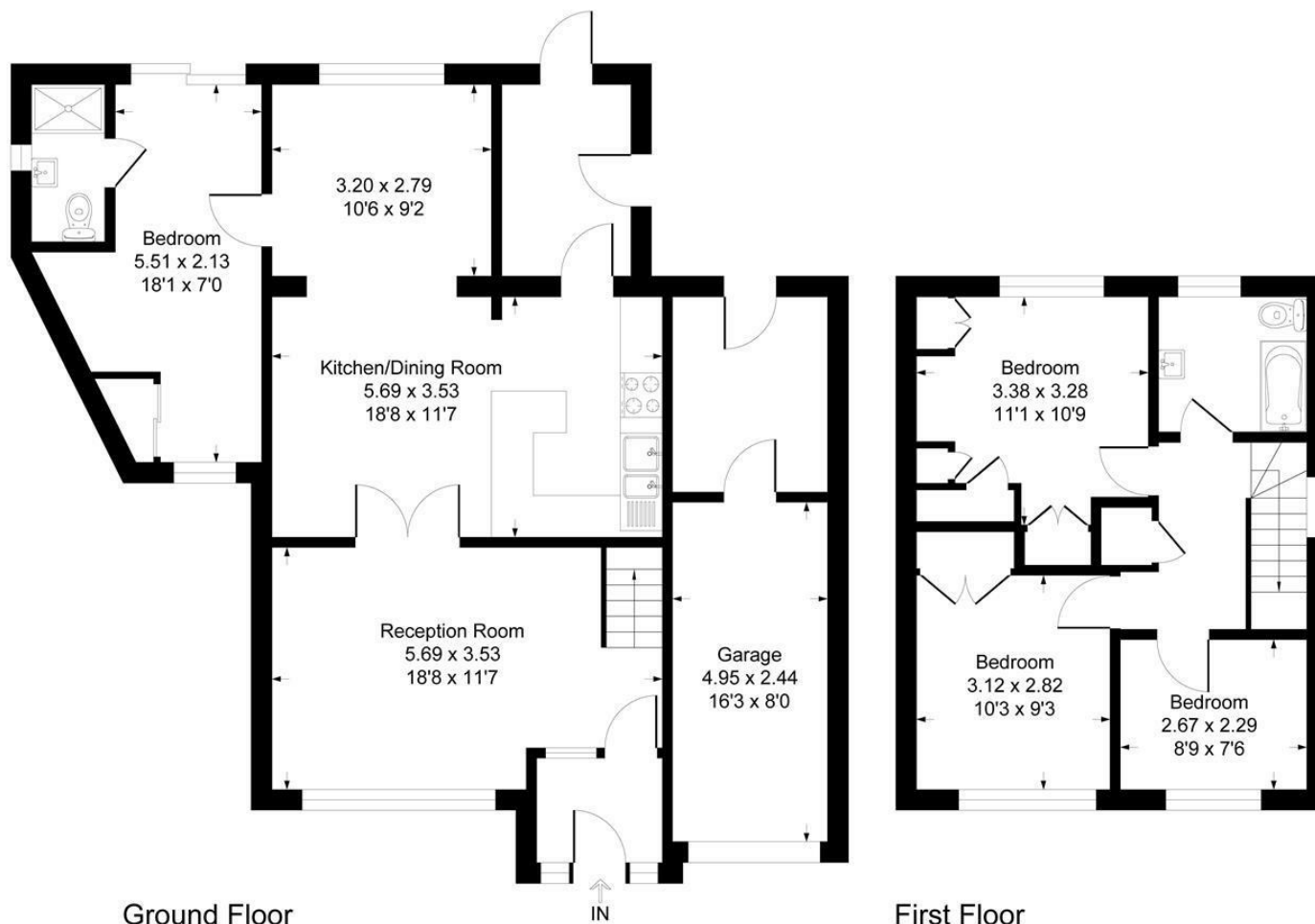



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS

119 Oakwood Road,  
Bricket Wood, St Albans  
Hertfordshire  
AL2 3QB

Tel: 01923 682 888  
Email: [sales@carterhayward.co.uk](mailto:sales@carterhayward.co.uk)  
Web: [www.carterhayward.co.uk](http://www.carterhayward.co.uk)



**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS