



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

2 BRACKENDENE, BRICKET WOOD, ST. ALBANS, AL2 3SY
GUIDE PRICE £595,000



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NO UPPER CHAIN Located in the sought-after area of Brackendene in Bricket Wood, St. Albans, this end-terrace house offers a wonderful opportunity for those seeking a spacious family home. Boasting a spacious sitting/dining room, three double bedrooms, and a versatile downstairs reception room and office, this property provides ample living space for all your needs.

With a generous 1,727 sq ft of living area, there is plenty of room for the whole family to enjoy. The property features a large utility room, perfect for keeping things organised, and a rear garden that is mainly laid to lawn, offering the potential of creating a tranquil outdoor space to relax and unwind. In addition to the home, there is a separate garage located at the rear offers ample storage and parking.

While the house is in need of a cosmetic update, it presents an exciting blank canvas for you to unleash your creativity and style. The potential for further expansion allows you to tailor the property to your exact specifications, making it truly your own.

Conveniently located close to local amenities, this home also benefits from easy access to good road links, including the M1 and M25, making commuting a breeze. In addition, there is parking available for multiple vehicles.

Don't miss out on this fantastic opportunity to create the home of your dreams in this desirable location. Book a viewing today and start envisioning the endless possibilities that this property has to offer.





- No Upper Chain
- Sought After Location
- Close To Local Amenities
 - End Of Terraced
- Three Double Bedrooms
- Spacious Accommodation
 - Versatile Floorplan
- Potential For Further Expansion
 - Council Tax Band F
 - Convenient Road Links





Brackendene

Approximate Gross Internal Floor Area = 160.4 sq m / 1727 sq ft
Garage Area = 17.6 sq m / 190 sq ft
Total Area = 178.1 sq m / 1917 sq ft

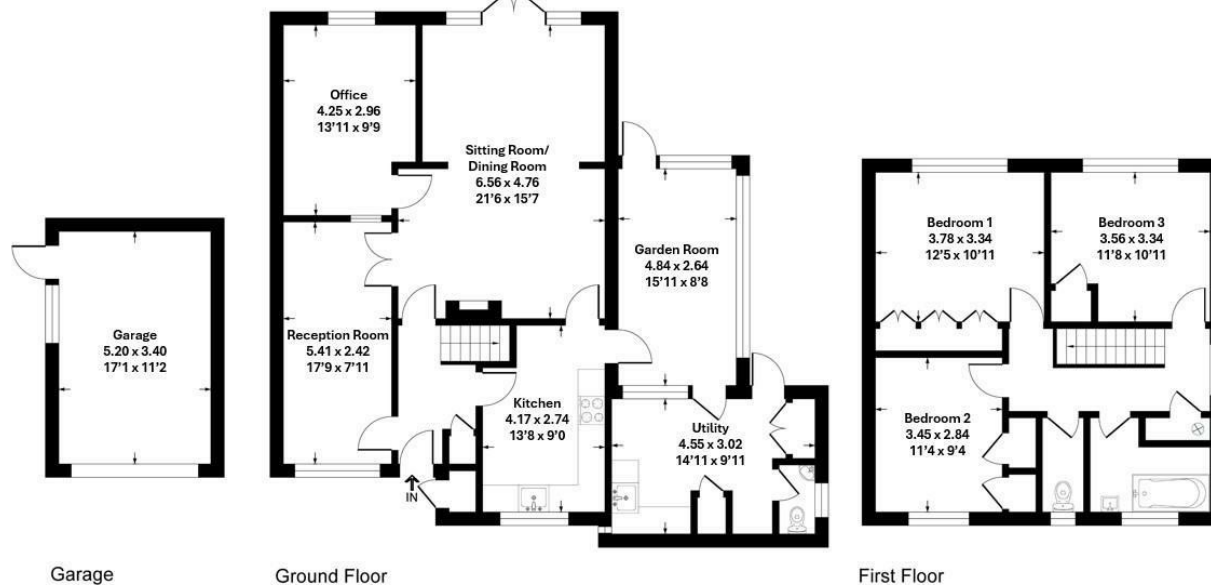



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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