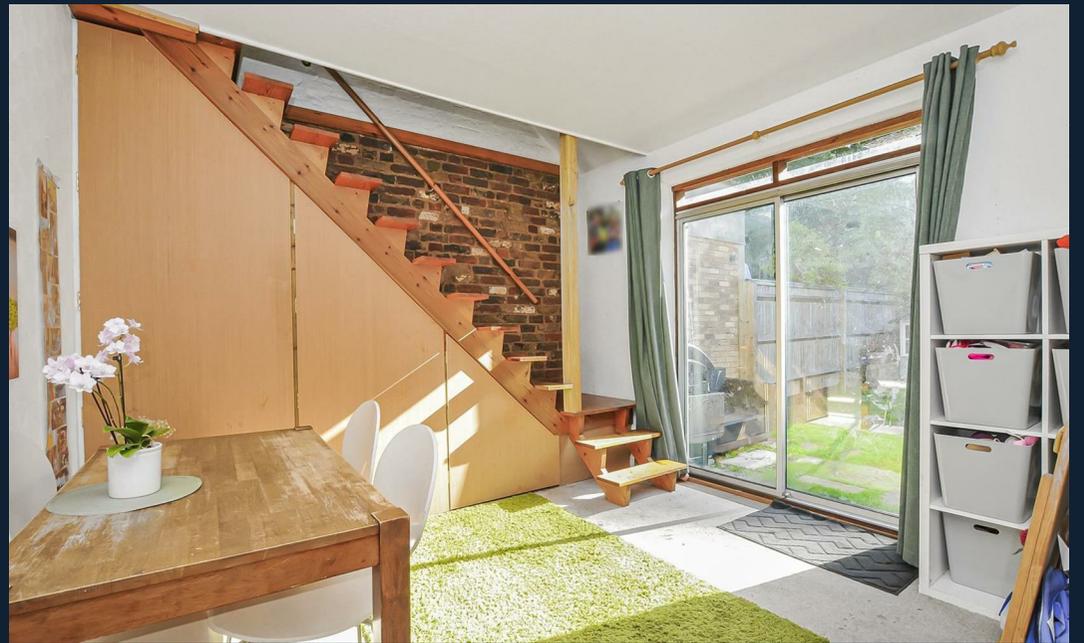




57 OLD WATFORD ROAD, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3RU  
GUIDE PRICE £585,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS

## 57 Old Watford Road, Bricket Wood, St. Albans, Hertfordshire, AL2 3RU

Located on Old Watford Road in Bricket Wood, St. Albans, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning 1,062 square feet, the property features a layout that is ideal for family living.

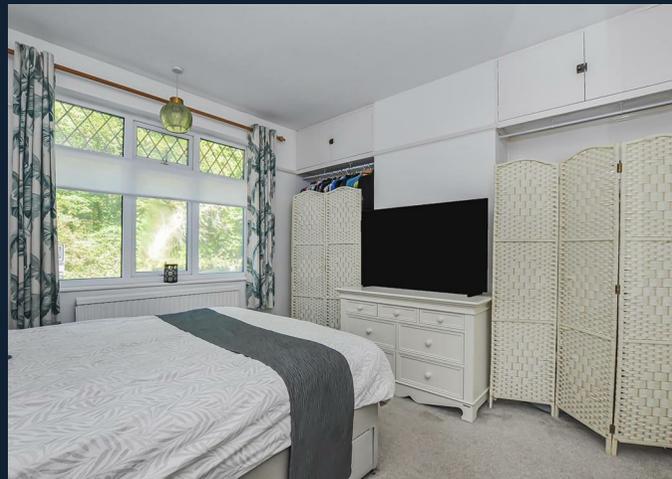
Upon entering, you are welcomed into a spacious sitting room which has the versatility of becoming a third bedroom, in addition there is a separate dining room, creating an inviting atmosphere for both relaxation and entertaining. The fully functional kitchen is equipped, while a utility room adds to the practicality of the ground floor. The first bedroom, conveniently located on this level, is complemented by a well-appointed bathroom.

The property has been thoughtfully extended into the loft space, providing an additional bedroom which boasts an en suite bathroom, also on offer is the office space which completes this floor making it ideal for homeworking, alternatively suitable as a nurse's room.

Outside, the rear garden is predominantly laid to lawn. Additionally, a store room and a charming garden room offer versatile options for storage.

The front of the home provides off-street parking for up to three vehicles, a valuable asset in this sought-after area. With local amenities and excellent road links just a stone's throw away, this property is not only a wonderful home but also a practical choice for modern living. This semi-detached house is a rare find and is sure to appeal to those seeking a comfortable and well-located residence in St. Albans.

\*\*\*Previous planning permission to expand on the property further creating a larger kitchen/dining and additional fourth bedroom had been granted.\*\*\*





- Popular & Convenient Location
  - No Chain
  - Semi Detached Home
- Three Bedrooms & Two Bathrooms
  - Office
- Sitting Room & Dining Room
  - Utility Room
- Store & Garden Room
  - Off Street Parking
- Close Proximity to Local Amenities & Good Road Links

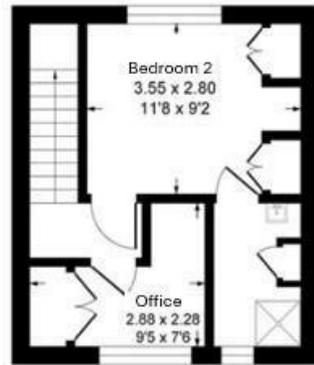




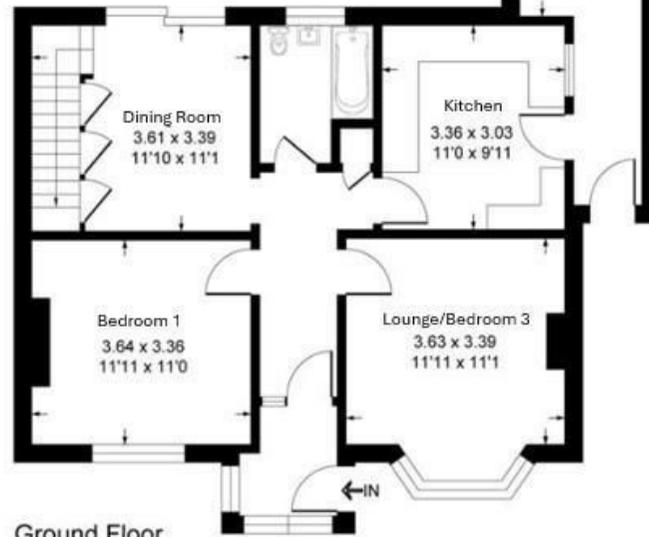
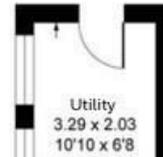
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## Old Watford Road

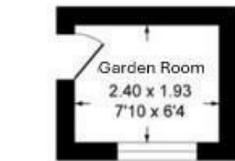
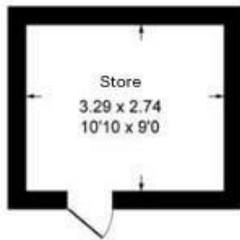
Approximate Gross Internal Floor Area = 98.6 sq m / 1062 sq ft  
 Outbuilding Area = 13.6 sq m / 147 sq ft  
 Total Area = 112.2 sq m / 1209 sq ft



First Floor



Ground Floor



Outbuilding

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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>58</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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