



76 The Crescent, Bricket Wood, St. Albans, Hertfordshire, AL2 3NF

Guide Price £700,000

CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Sought After & Cul De Sac Location
- Detached Family Home
- Four Bedrooms
- Spacious Kitchen
- Utility Room
- Conservatory
- Downstairs Bathroom
- Office/Summer House
- Off Street Parking
- Council Tax Band E



Situated in a popular and quiet cul de sac location within Bricket Wood, St Albans, this four bedroom linked detached home is ideal for the growing family.

Upon entrance there is a welcoming hallway, a door leads to a generous sized living room which overlooks the front aspect. Furthermore, a fully appointed modern style kitchen has ample worktops and storage. To the rear of the home there is a versatile light filled conservatory. A utility room gives direct access to the rear garden, completing the ground floor accommodation is a downstairs fourth bedroom and a contemporary fitted en suite wet room.

To the first floor, there are three good sized bedrooms all benefitting from wardrobe/storage space. Finally, there is a fully fitted three piece family bathroom suite.

Outside, the rear garden is laid to lawn with a large raised decking area ideal for summer entertaining. There is also the added benefit of a summer house currently being used as an office. The front of the property has ample off street parking for multiple vehicles.

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

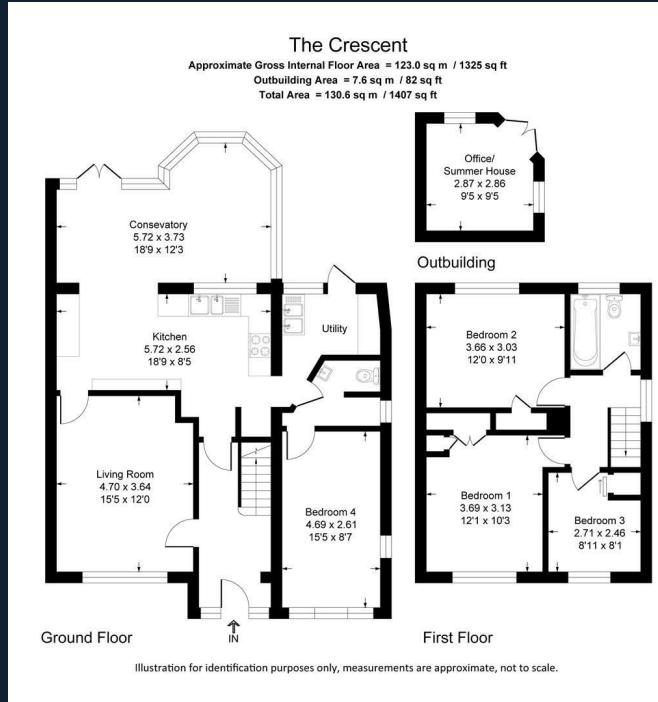






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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