



32 St. Lawrence Way, Bricket Wood, St. Albans, Hertfordshire, AL2 3XN

Guide Price £650,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



- Sought After Location
- Semi Detached Family Home
- Three Bedrooms
- Recently Refurbished
- Downstairs WC
- Garage Own Drive
- Off Street Parking
- Council Tax Band E

A beautifully presented and recently refurbished three bedroom semi detached home, located in one of Bricket Woods leading roads.

The property begins with an entrance lobby which flows into a cosy lounge. Furthermore, there is a stunning open planned modern contemporary kitchen diner offering a range of integrated appliances and modern units. In addition a snug area is located to the rear of the home perfect for relaxing. Completing the ground floor, is a downstairs WC and access to the garage.

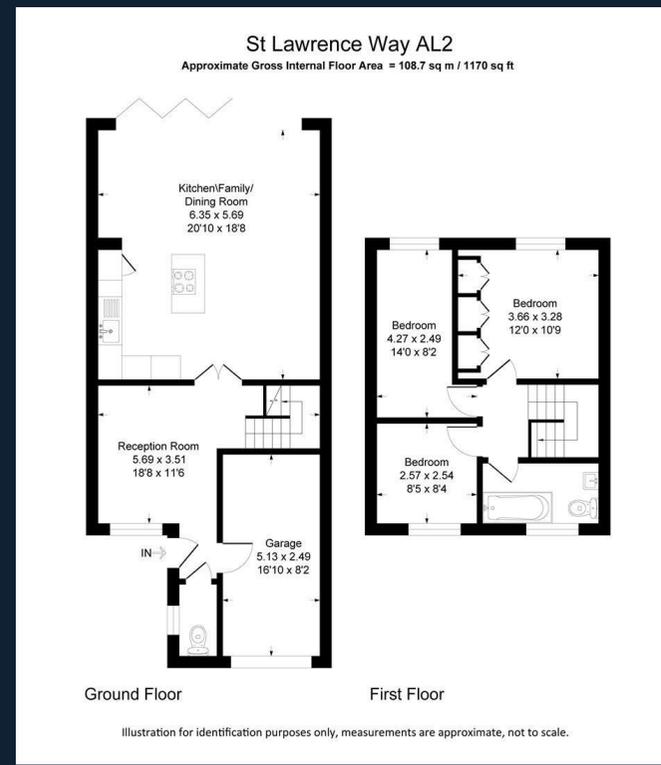
To the first floor, there are three bright and spacious bedrooms. The master bedroom boasting a full range of built in wardrobes. Finishing the accommodation, is an outstanding and skilfully constructed three piece family bathroom.

Outside, the rear garden comes mainly laid to lawn with a patio area ideal for summer months. The front of the home offers ample off street parking and a garage accessed by own driveway.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		
		<b>60</b>	
			<b>84</b>
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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