



Guide Price £625,000

28 The Uplands, Bricket Wood, St. Albans, Hertfordshire, AL2 3UW



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Detached Bungalow
- No Upper Chain
- Off Street Parking
- Garage Own Drive
- Three Bedrooms
- Secluded South Facing Rear Garden
- Sought After Location
- Potential For Further Expansion
- Council Tax Band F

Built on an enviable plot this three bedroom detached bungalow has the potential for further expansion to the side and rear of the property. The Uplands is a very desirable and quiet location.

The property begins with a welcoming entrance hallway, the fully functional kitchen diner is located to the rear of the home and overlooks the garden and has direct access to the patio. There is a generous sized sitting room measuring 21'0 x 14'1 which is perfect for family living.

There are three good sized bedrooms all positioned at the front of the property, the accommodation is completed by a fitted three piece bathroom suite and a separate W.C. In our opinion the property requires a cosmetic update.

To the outside there is a well maintained and secluded rear garden, mainly laid to lawn with tree and shrub borders, in addition an elevated patio is available which is ideal for outdoor entertaining.

At the front of the bungalow there is a garage accessed by own driveway and off street parking for three vehicles.

This bungalow comes to the market with the added bonus of no upper chain.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





The Uplands

Approximate Gross Internal Floor Area = 128.0 sq m / 1378 sq ft

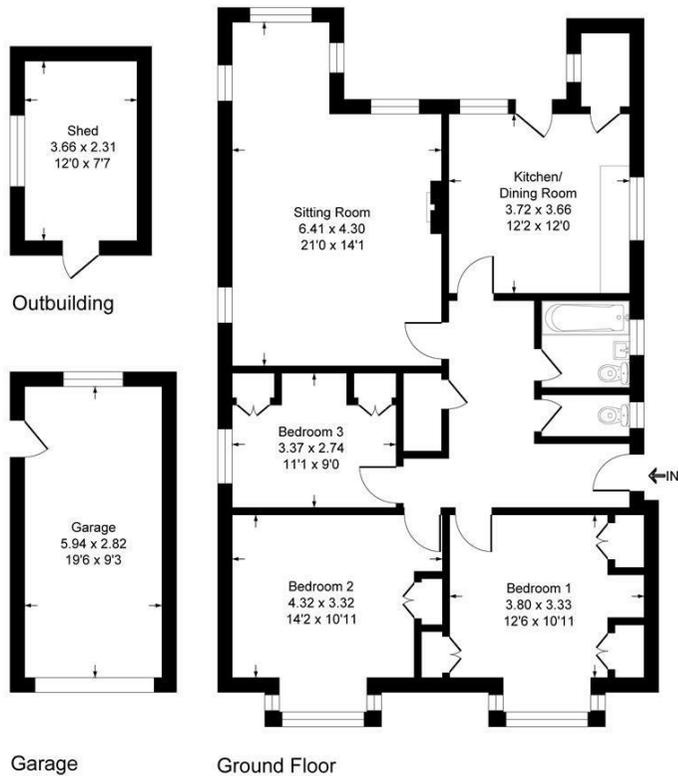


Illustration for identification purposes only, measurements are approximate, not to scale.



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www.carterhayward.co.uk

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

01923 682 888

sales@carterhayward.co.uk



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	33
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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