



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



24 HAMILTON CLOSE, BRICKET WOOD, ST. ALBANS, AL2 3NA

GUIDE PRICE £650,000



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24 Hamilton Close, Bricket Wood, St. Albans, AL2 3NA

Located in the charming village of Bricket Wood, Hamilton Close presents a delightful opportunity to acquire a well-presented semi-detached family home. Spanning an impressive 1,147 square feet, this property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The spacious living and dining area flows seamlessly into a modern kitchen, while an extended family room bathed in natural light offers an additional space for gatherings.

The first floor comprises three comfortable bedrooms, providing ample accommodation for families or guests, alongside a well-appointed main bathroom. Outside, the generous rear garden is predominantly laid to lawn, complemented by a patio area ideal for during the summer months. Side access leads conveniently to the front of the home, enhancing the property's practicality.

Parking is a breeze with space for up to three vehicles, ensuring convenience for residents and visitors alike. The location is particularly advantageous, with local amenities within easy reach and excellent road links facilitating travel. Bricket Wood Train Station is just a short stroll away, making commuting effortless.

This charming home is offered with no upper chain, allowing for a smooth transition for prospective buyers. Whether you are a growing family or seeking a peaceful retreat, this property is sure to impress. Do not miss the chance to make this lovely house your new home.





- No Upper Chain
- Sought After Cul de Sac Location
- Well Presented Semi Detached Home
 - Three Bedrooms
 - Spacious Living/Dining Room
 - Off Street Parking Available
- Close to Local Amenities & Good Road Links
- Bricket Wood Train Station - 0.5 Miles
- Council Tax Band D







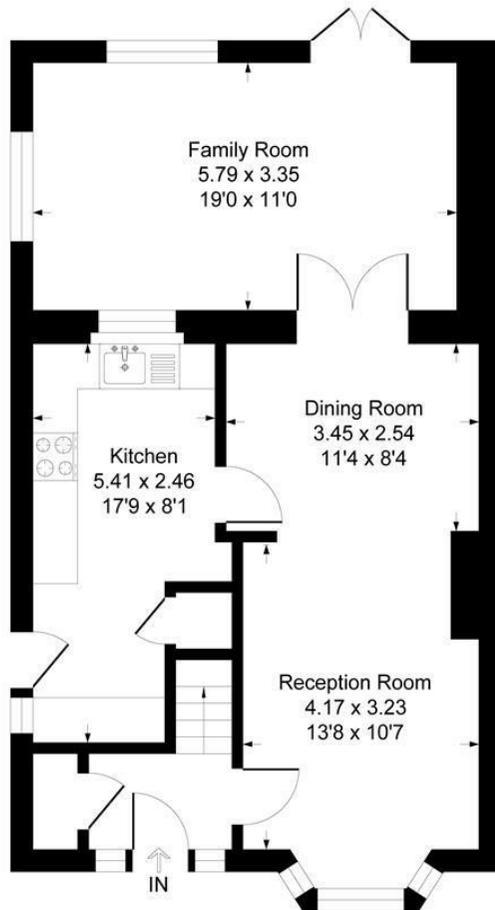
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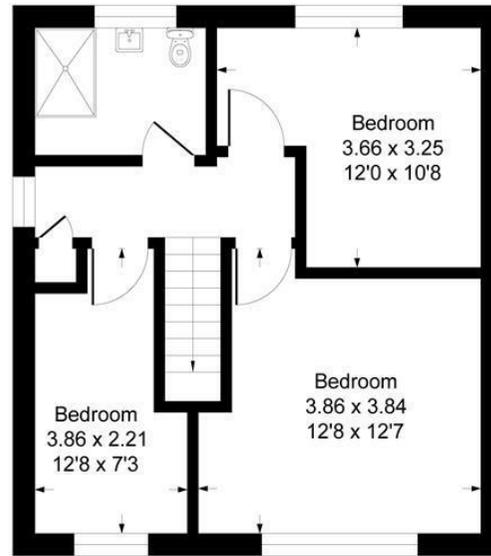
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Hamilton Close AL2

Approximate Gross Internal Floor Area = 106.5 sq m / 1147 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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