



31 HORNBEAMS, BRICKET WOOD, ST. ALBANS, AL2 3SP

GUIDE PRICE £775,000



31 Hornbeams, Bricket Wood, St. Albans, AL2 3SP

Nestled in the tranquil cul de sac of Hornbeams, Bricket Wood, this charming detached family home offers a perfect blend of comfort and potential. Spanning an impressive 1,716 square feet, the property boasts a spacious reception room/dining room, providing ample space for both relaxation and entertaining.

The fully functional kitchen is well-equipped, while a convenient downstairs WC adds to the practicality of the layout. Upstairs, you will find three generously sized bedrooms, one of which benefits from an en suite bathroom, ensuring privacy and convenience for family members or guests. A family bathroom completes the upper floor, making this home both functional and inviting.

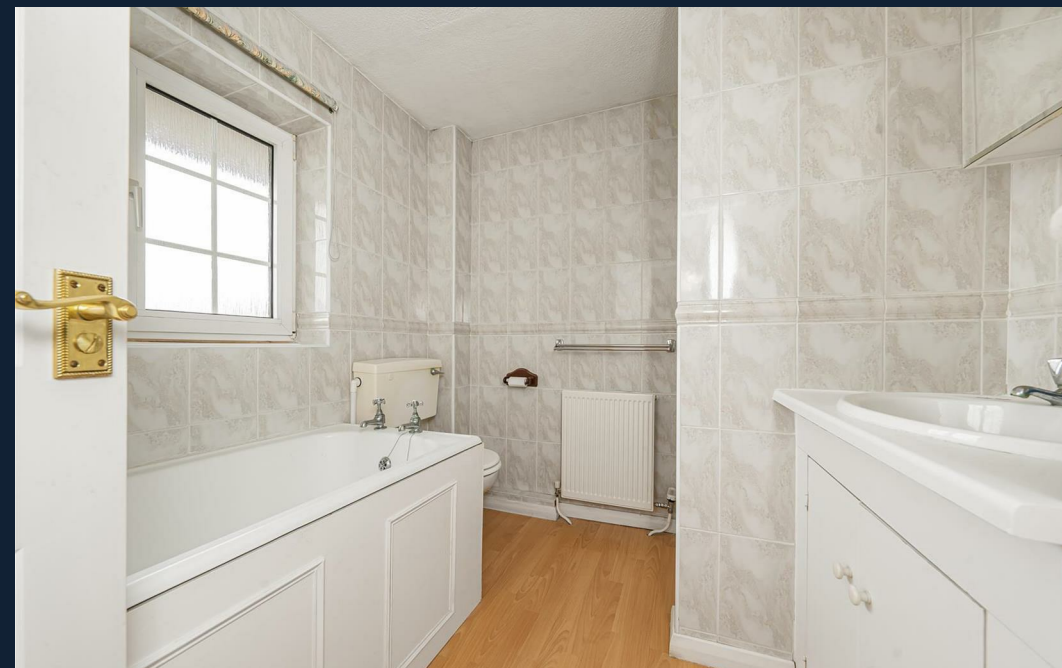
Outside, the large and mature rear garden is predominantly laid to lawn, offering a serene space for outdoor activities and relaxation, complemented by patio area for al fresco dining. The property also includes a garage, providing additional storage options, and off-street parking, a rare find in such a desirable location.

Situated close to local amenities, excellent road links, and highly regarded schools, this home is ideal for families seeking a peaceful yet connected lifestyle. With no upper chain, this property is ready for you to make it your own. Whether you are looking to settle down or explore the potential for further expansion (subject to planning permission), this delightful home in Bricket Wood is not to be missed.





- Popular & Quiet Cul de Sac Location
- Detached Family Home
 - No Upper Chain
 - Three Bedrooms
 - Three Bathrooms
 - Downstairs WC
- Potential For Further Expansion (STPP)
 - Large Rear Garden
 - Off Street Parking & Garage
- Close to Local Amenities & Good Road Links





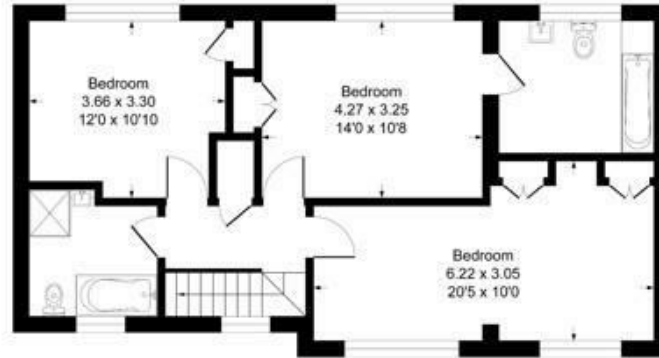
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Hornbeams AL2

Approximate Gross Internal Floor Area = 159.3 sq m / 1716 sq ft

Garage Area = 16.5 sq m / 179 sq ft

Total Area = 175.8 sq m / 1895 sq ft



First Floor



Ground 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		
(69-80) C	71	77
(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 	

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