



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



36 SOUTH RIDING, BRICKET WOOD, ST. ALBANS, AL2 3NE

GUIDE PRICE £775,000



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Located on South Riding, Bricket Wood, St. Albans, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,547 square feet, the property welcomes you with a spacious hallway that leads into a generous sitting and dining room, ideal for both everyday living and entertaining guests. The added conservatory provides a lovely view of the rear garden, enhancing the sense of space and light.

This bungalow features four well-proportioned bedrooms, with two conveniently located on the ground floor and the remaining two on the first floor. The main bedroom is complete with its own en suite bathroom for added privacy. The fully functional kitchen and a downstairs bathroom cater to all your practical needs.

The rear garden is predominantly laid to lawn, offering a serene outdoor space for relaxation and recreation. A unique aspect of this property is the garage, discreetly positioned in the rear garden. This versatile space not only provides ample storage but also holds the potential for modification to suit your personal requirements.

For those with vehicles, the front of the home boasts off-street parking for multiple vehicles, ensuring convenience for you and your guests. The location is superb, with local amenities just a short stroll away, excellent road links, and highly regarded schools in close proximity. This bungalow has no chain making it ideal if you are looking for a streamlined transaction.





- No Upper Chain
- Detached Chalet Style Bungalow
- Spacious Living Accommodation
 - Four Bedrooms
 - Two Bathrooms
 - Conservatory
 - Garage
- Off Street Parking Available
- Close Proximity to Local Amenities
 - Council Tax Band E







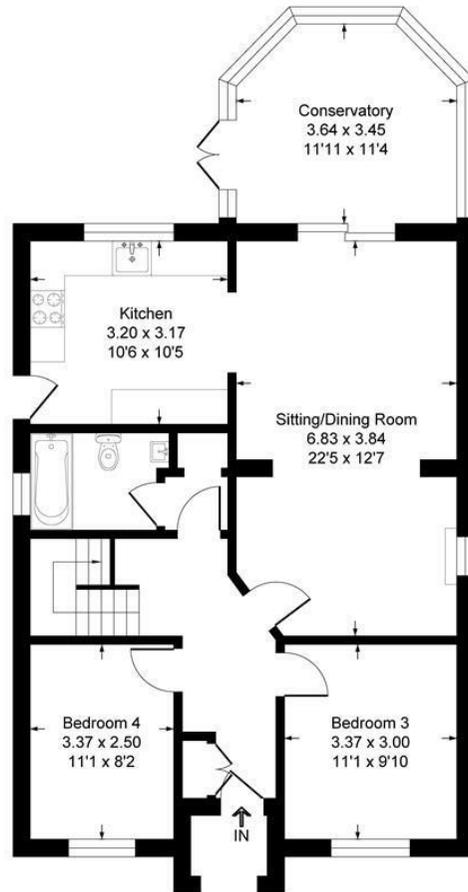
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South Riding

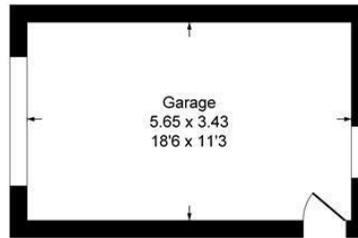
Approximate Gross Internal Floor Area = 126.8 sq m / 1365 sq ft

Garage Area = 19.3 sq m / 209 sq ft

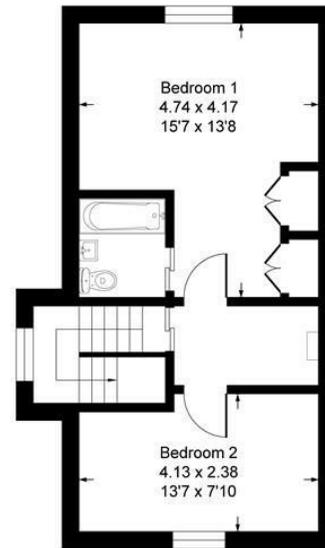
Total Area = 146.1 sq m / 1574 sq ft



Ground Floor



Garage



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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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