



DRUCE
▲ & PARTNERS ▲

10A School Lane Bricket Wood
St. Albans, AL2 3XU
Guide Price £495,000

A charming 2 bedroom character cottage with parking for 2 cars in a picturesque semi-rural location surrounded by acres of woodland and countryside but within a short drive of local amenities.

Well presented and retaining many period features, living room with feature fireplace, country style kitchen/diner, two bedrooms and an upstairs bathroom. There is a front garden with off street parking for 2 cars and a pretty, sunny aspect rear garden with garden shed and greenhouse. M1 & M25 motorway links within easy reach. Easy access to Garston train station via a short 10-minute walk along pedestrian paved lane, with links to Watford Junction and mainline into London Euston

GROUND FLOOR

Front door into

Lounge

12'3" x 12'0" (3.73 x 3.66)

Large brick open fireplace with cast iron grate. Exposed timbers and oak floor.

Radiator. Exposed brick wall. Recessed spotlights. Opening into:-

Kitchen / Diner

14'8" x 9'2" (4.47 x 2.79)

Range of wall and base units, work surfaces, twin bowl sink. Electric hob, AEG oven and extractor. Plumbing for washing machine and recess for fridge/freezer. Tiled floor and exposed brick. Recessed spotlights. Radiator. Space for dining table. Worcester Boiler.

Rear Lobby.

Door to rear garden. Stairs to first floor.

FIRST FLOOR

Landing

Loft access. Window to rear.

Bedroom 1

12'0" x 8'0" (3.66 x 2.44)

Cast iron fireplace. Radiator. Windows to front.

Bedroom 2

9'0" x 7'7" (2.74 x 2.31)

Window overlooking rear garden.

Bathroom

White suite with panelled bath and chrome Aqualisa power shower, wash hand basin and W.C. Tiled floor and part tiled walls. Extractor. Recessed spotlights.

OUTSIDE

Front Garden and Parking

Gravelled drive with parking for 2 cars. Outside lights. Hardwood 5 bar gate. Wooded aspect to front.

Approx 50 ft Rear Garden

Paved terrace area. Lawned area. Gravel footpath. Flower and shrub borders. Outside lights. Waterproof sockets. Outside tap. Timber garden shed with power. Greenhouse.

Services

Mains water, drainage and electricity. LPG Gas.

EPC

COUNCIL TAX

Band: E

Currently £2,437 per annum.

Agents Note

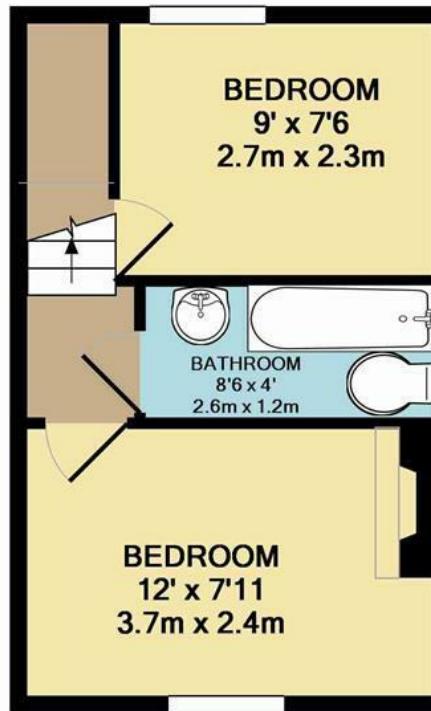
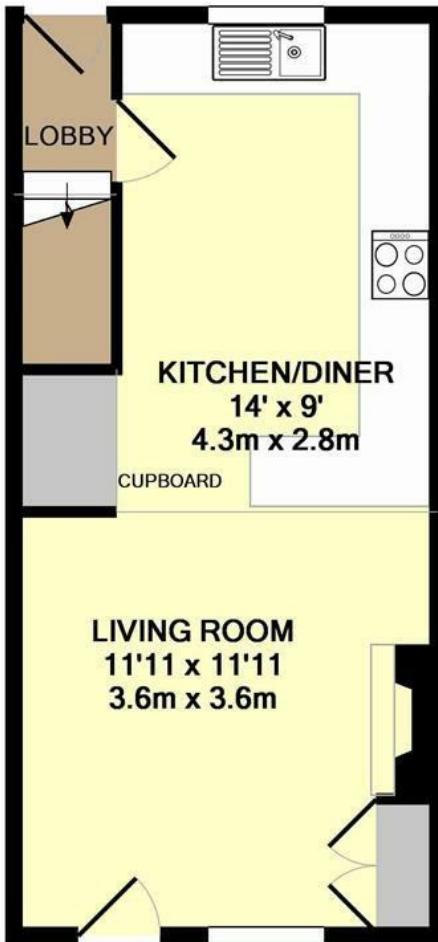
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Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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