



3 Mount Pleasant Lane, Bricket Wood, St. Albans, AL2 3UX

Guide Price £700,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Detached Home
- Elevated Position
- Large Frontage
- Three Bedrooms
- Potential For Development
- Large Rear Garden
- Ample Off Street Parking
- Popular Location

Positioned on an impressive elevated location, this three bedroom character style detached home has the potential to be further enhanced to unlock its full potential (STPP).

The property begins with a welcoming entrance hallway, the generous sized lounge gives views over the front and rear aspect of the home. Also off of the hallway is a dining room perfect for entertaining. Completing the ground floor is a fully functional and user friendly fitted kitchen that also gives access to the rear garden.

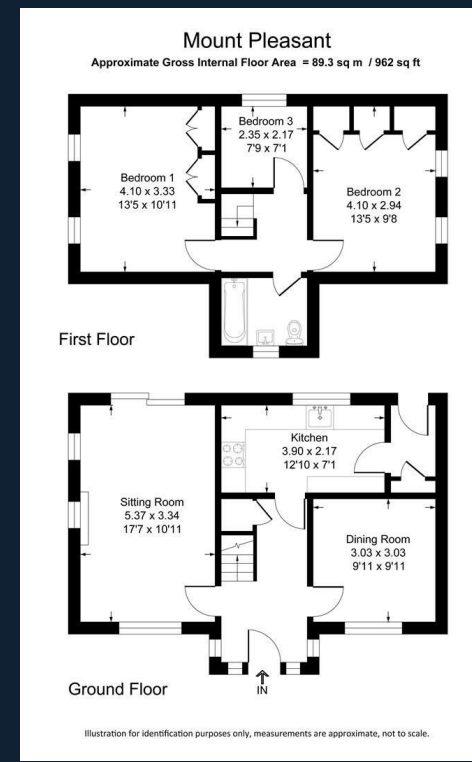
To the first floor, there are three bedrooms two of which offer built in wardrobe space. To conclude the accommodation there is a fully tiled three piece family bathroom suite.

Outside, there is a larger than average rear garden which is mainly laid to lawn, the large patio area offers the ideal space for summer months. To the front, the shared access driveway leads to off street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C			(69-80) C
(55-68) D	60		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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