



10a School Lane, Bricket Wood, St. Albans, Hertfordshire, AL2 3XU

Guide Price £450,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS





- Charming Character Style Cottage
- Private & Secluded Location
- Two Bedrooms
- Off Street Parking
- Surrounded By Picturesque Woodlands
- Rear Garden
- Close Proximity To The M1 & M25
- Ideal For Downsizers

Situated in a semi-rural location withing Bricket Wood St Albans, this two bedroom period style cottage is perfect for first time buyers and downsizers alike. The property's position is in close proximity to local amenities and quick access to the M1 and M25 whilst still giving you the feel for country living.

The property begins with an entrance hallway which leads into a fully functional country style kitchen overlooking the front aspect of the home. The sitting room leads on from the kitchen and has true cottage style features, from the wooden beams and floors, to the featured fire place.



To the first floor, there are two good sized bedrooms. Completing the first floor is a fully functional three piece bathroom.

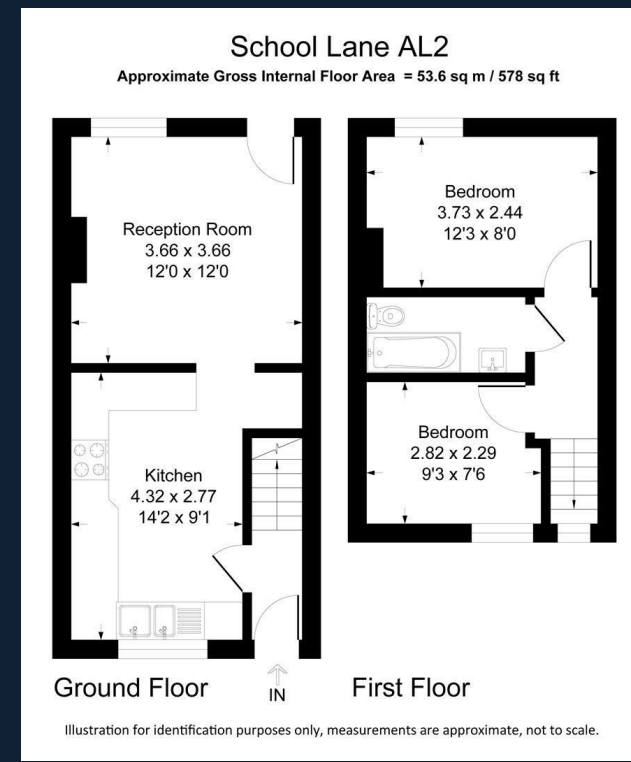
Outside, the rear garden is mainly made up of a patio area ideal for summer months. To the front, the home offers off street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.









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