



Guide Price £575,000

48 The Crescent, Bricket Wood, St. Albans, Hertfordshire, AL2 3NF



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Potential For Further Expansion
- Requiring Modernisation
- Detached Bungalow
- Two Bedrooms
- Outside Storage
- Rear Garden
- Off Street Parking
- Council Tax Band E

NO UPPER CHAIN Requiring a cosmetic update to unlock its full potential, this detached bungalow is situated on The Crescent a sought after cul de sac location in the heart of Bricket Wood.

The property begins with an entrance hallway leading to all rooms of the home. There is a generous sized sitting room with access and views looking out into the rear garden. The property includes a fitted kitchen/dining room.

There are two double sized bedrooms on offer positioned at the front of the home, a three piece bathroom completes the accommodation.

Outside there is a secluded rear garden which is mainly laid to lawn and has great potential to be landscaped into the ideal space for those summer months. To the front, there is ample off street parking for multiple vehicles and a large outside storage area.

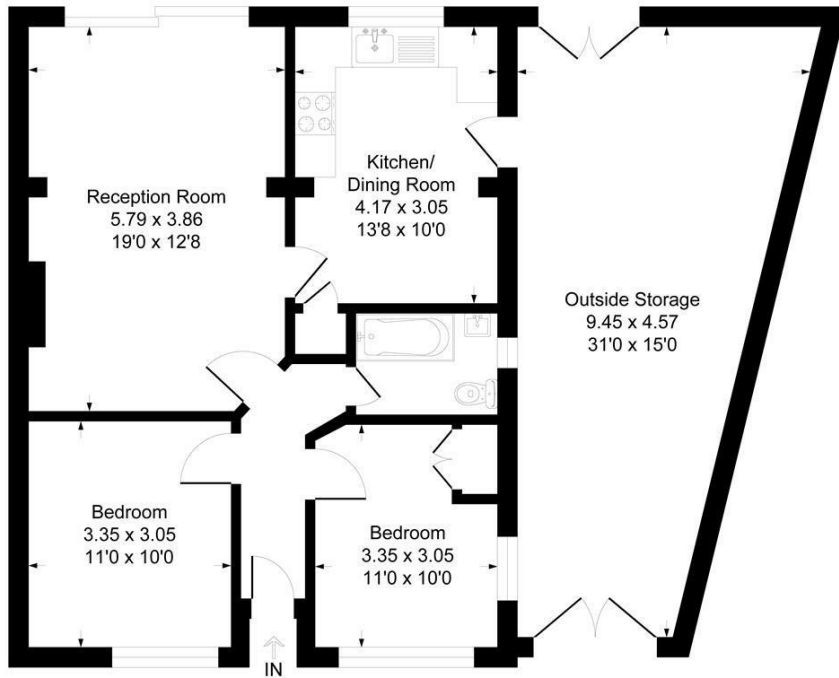
Viewing's by appointment only through Carter Hayward on
01923 682 888





The Crescent AL2

Approximate Gross Internal Floor Area = 99.6 sq m / 1072 sq ft



Ground Floor

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



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www.carterhayward.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	52
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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