



4 Smug Oak Lane, Bricket Wood, St. Albans, AL2 3PN

Asking Price £500,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Concrete Constructed Property
- Semi Detached Property
- Three Bedrooms
- Modern Kitchen
- Family Bathroom
- Downstairs WC
- Generous Sized Garden
- Picturesque Views
- Summer Room
- Ample Off Street Parking





****Please note this is a concrete constructed property**** Positioned in a convenient and sought after location, this three bedroom semi detached home is perfect for family living.

The property begins with a welcoming entrance hallway which leads into a larger than average sitting/dining room ideal for entertaining. There is a modern fully functional fitted kitchen with ample eye and base level units. An added benefit to the downstairs accommodation is the light filled summer room which give views and access to the rear garden. Completing the ground floor is a downstairs WC.

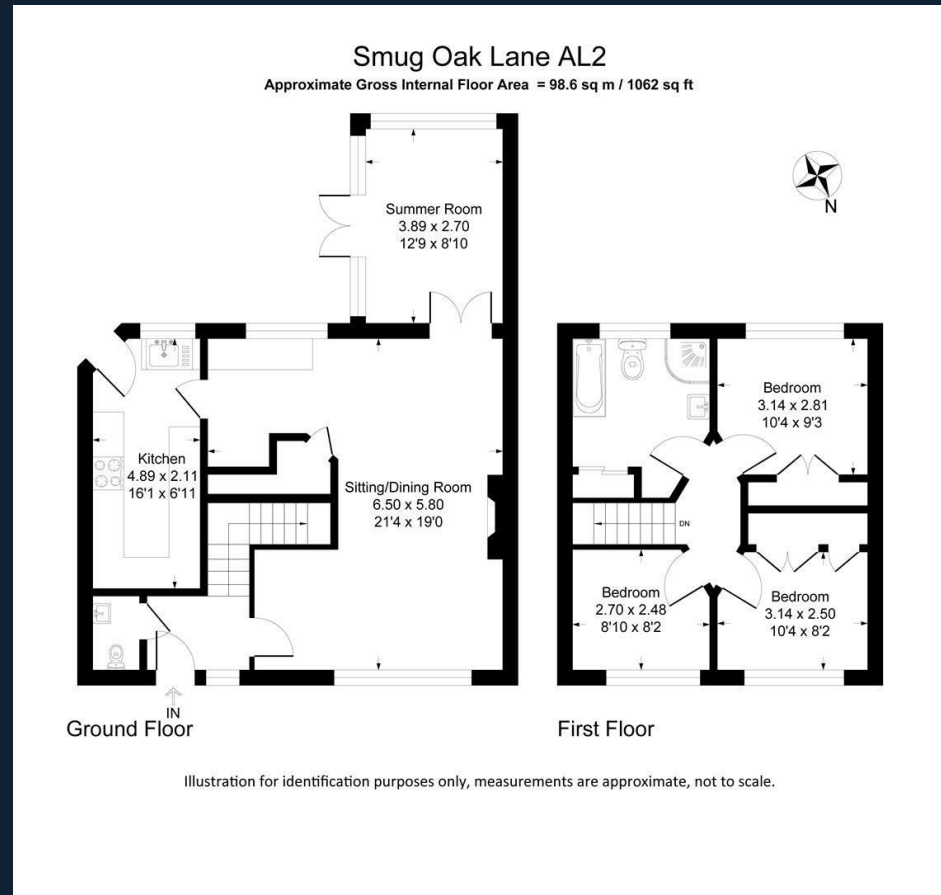
To the first floor, there are three good sized bedrooms. Two of which offer built in wardrobe space, completing this floor is a four piece family bathroom.

Outside, there is a generous sized rear garden which is mainly laid to lawn with a patio area perfect for the summer months. The garden offers picturesque views overlooking farmland. To the front, there is side access leading into the rear garden, the block paved driveway offers ample off street parking for multiple vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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