



12 Reynards Way, Bricket Wood, St. Albans, Hertfordshire, AL2 3SF

Guide Price £690,000

CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Sought After Location
- Close Proximity to M1 & M25
- Semi Detached Family Home
- Four Bedrooms
- Conservatory
- Downstairs WC & Shower Room
- Utility Room
- Garage
- Council Tax Band F

Situated on one of Bricket Woods premier roads Reynards Way, this four bedroom semi detached family home is in close proximity to well regarded schools and excellent road links.

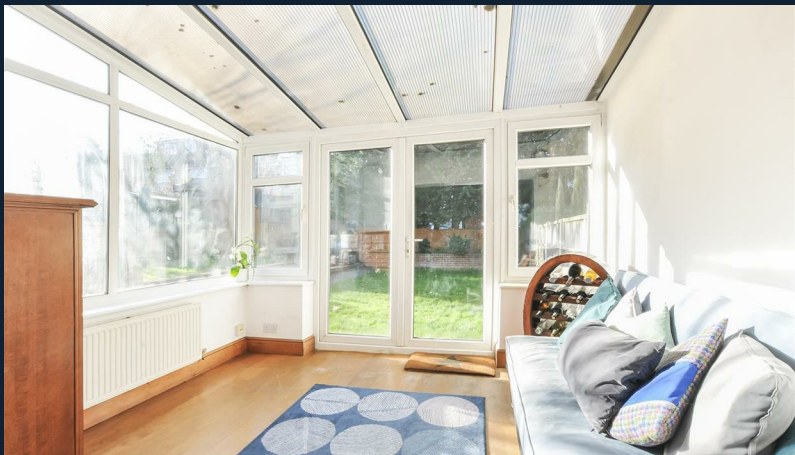


The property begins with a welcoming entrance hallway. The sitting room is a relaxing space positioned to the front of the home looking out to the front aspect of the property. There is a spacious dining area which flows into a light filled conservatory ideal for entertaining. The fully functional kitchen has ample eye and base level units and a breakfast bar, there is also the added benefit of a utility room. Completing the ground floor is a three piece shower room with WC.

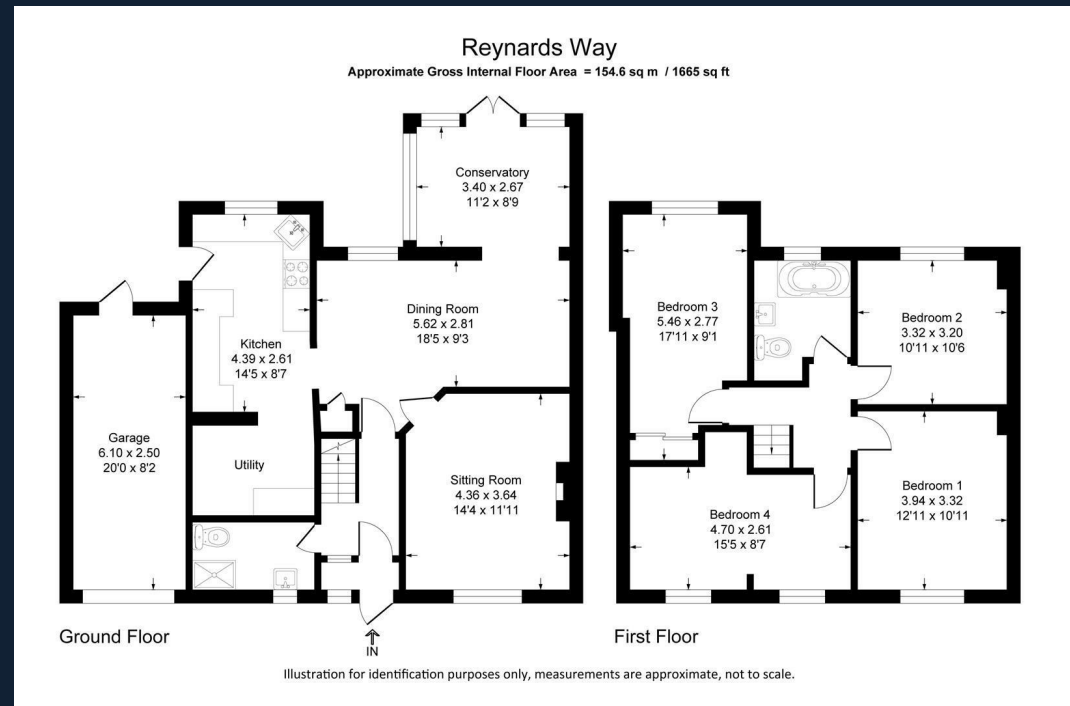
To the first floor, there are four good sized double bedrooms one of which offers built in wardrobe space. Completing the accommodation is a three piece family bathroom.

Outside, the low maintenance garden comes mainly laid to lawn with a patio area perfect for the summer season. The garage offers storage and can be accessed via the garden and own driveway. The property has off street parking for up to two vehicles.

Viewings strictly by appointment only through Carter Hayward on 01923 682 888.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	68		84
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	