



53 Old Watford Road, Bricket Wood, St. Albans, AL2 3RU

Guide Price £565,000

CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- No Upper Chain
- Semi Detached Family Home
- Three Bedrooms
- Two En Suites
- Modern Style Kitchen & Dining
- Garden Room/Summer House
- Off Street Parking
- Good Transport Links
- Council Tax Band E

NO UPPER CHAIN Situated in the heart of Bricket Wood, close to local amenities and convenient transport links this well presented three bedroom semi detached property is the ideal family home.



The property begins with an entrance porch leading into light filled sitting room. There is a generous sized open plan modern fitted kitchen with ample eye and base level units and boasts enough space for dining. Completing the ground floor is a downstairs WC.

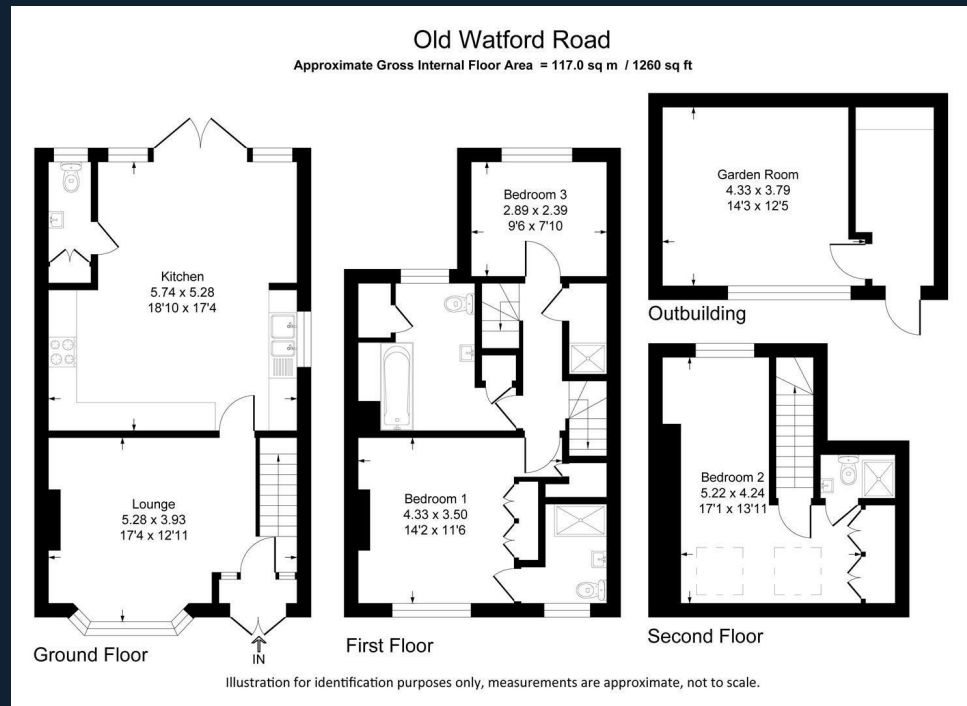
There are a further two floors to the home, the first floor has two bedrooms. The master bedroom has the added benefit of a three piece en suite shower room. Completing the first floor is a spacious family bathroom and in addition a separate shower. The final bedroom is positioned on the second floor with built in wardrobes and en suite shower room.

Outside, the rear garden is mainly laid to lawn with a patio area perfect for the summer seasons. The garden room is a versatile space and can be used for additional storage or used as a home office. The front of the home offers off street parking for up to two vehicles.

Viewings strictly by appointment with Carter Hayward on 01923 682888.







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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> | |
| | 66 | | 86 |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |