



15 Percy Drive, Bricket Wood, St. Albans, AL2 3FU

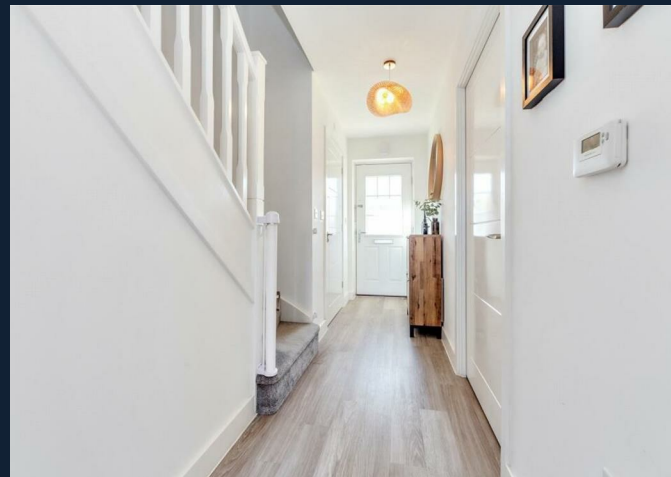
Guide Price £585,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



- Linden Homes Development
- Semi Detached Home
- Three Bedrooms
- Modern Style Living
- En Suite
- Off Street Parking
- Surrounded By Green Open Space
- 7 Years New Home Build Warranty Remaining
- Electric Car Charging Point
- Council Tax Band E





Situated on the ever so popular Hanstead Park Development and surround by acres of green open space, this recently built three bedroom semi detached home is ideal for the growing family.

The property begins with a welcoming entrance hallway, there is a skilfully and well appointed modern kitchen/diner offering ample unit space and integrated appliances, The spacious and light filled living room gives direct access into the rear garden. Completing the ground floor is a downstairs WC.

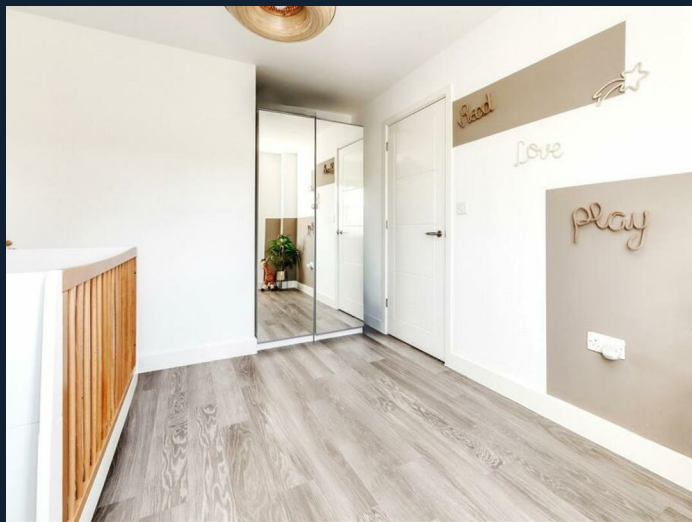
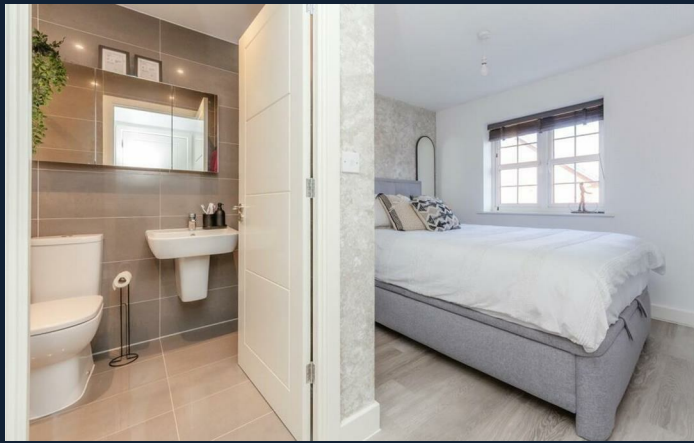
To the first floor, there are three bedrooms on offer. Two doubles and one single, the main bedroom boasts its own en suite shower room. Completing the accommodation is a well finished three piece family bathroom.



Outside, the rear garden is mainly laid to lawn with a generous sized patio area making it the perfect place for summer entertaining, there is also the added benefit of a small decking area to the back of the garden. Side access to the front of the home is also a bonus. The front aspect of the home has a low maintenance lawned area with off street parking available for two vehicles, for convenience there is also an electric car charging point.

Viewings strictly by appointment through Carter Hayward on 01923 682 888







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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