



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



39 OLD WATFORD ROAD, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3RU

GUIDE PRICE £600,000



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

Situated on one of Bricket Woods popular and convenient roads, this charming period style property is the ideal family home.

The property begins with a welcoming entrance hallway, positioned to the front of the home is a cosy sitting room overlooking the front aspect of the property. Across the hallway leads into the dining room perfect for entertaining. This flows into a beautifully appointed fitted kitchen offering ample eye and base level unit space.

The three piece bathroom has a walk-in shower and separate bath, completing the ground floor is a downstairs WC. The first floor offers three good sized bedrooms.

Outside, there is a private elevated landscaped garden perfect for those summer months. To the front, there is off street parking for up to two vehicles.

The convenient location of the home is in close proximity to the M1 and M25, the historical town of St Albans is a short drive away. Alternatively, the opposite direction Watford Town Centre is a 15 minute drive and offers an abundance of restaurants and retail shopping.

Viewings strictly by appointment through Carter Hayward Estate 01923 682 888.



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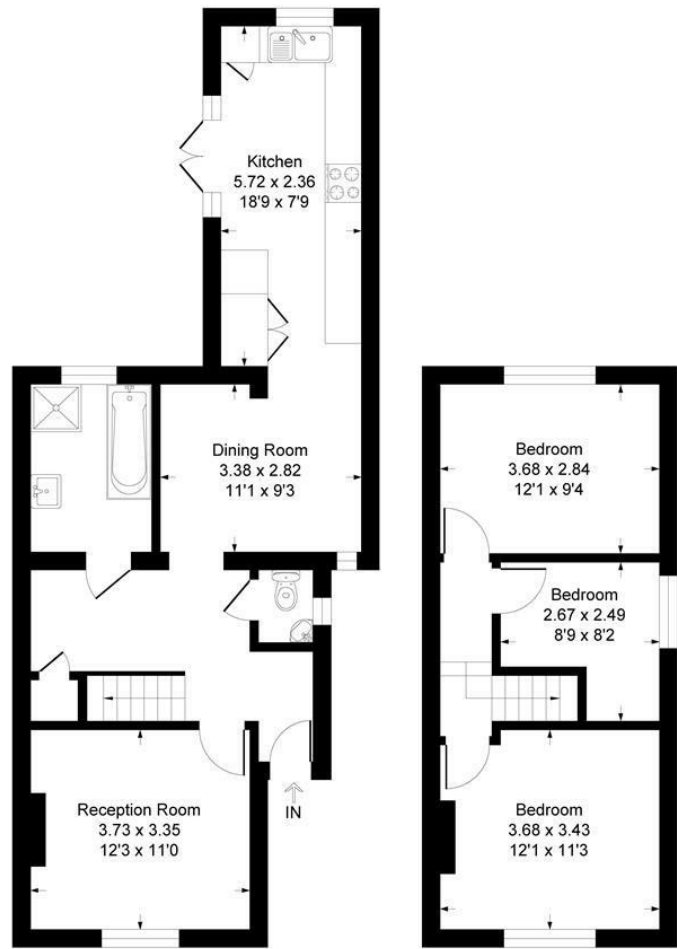


- Sought After Location
- Convenient Location
- Cottage Style Home
 - Three Bedrooms
- Two Reception Rooms
- Ample Off Street Parking
- Landscaped Rear Garden
 - Good Road Links
 - Council Tax Band E



Old Watford Road AL2


Approximate Gross Internal Floor Area = 90.8 sq m / 978 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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