



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



16 THE MEADS, BRICKET WOOD, ST. ALBANS, AL2 3QJ

GUIDE PRICE £765,000



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Located on the The Meads, Bricket Wood, this charming detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,250 square feet, the property boasts a generous sitting and dining room, ideal for family gatherings and entertaining guests. The modern kitchen is spacious and well-equipped, making it a delightful space for culinary enthusiasts.

This home features four bedrooms, with the study providing flexibility as a fourth bedroom, catering to the needs of a growing family. The downstairs WC adds to the practicality of the layout, ensuring ease of use for both residents and visitors. Upstairs, you will find three well-proportioned bedrooms, complemented by a family bathroom that serves the household.

The exterior of the property is equally appealing, with a rear garden predominantly laid to lawn, perfect for children to play or for hosting summer barbecues. A patio area offers a lovely spot for outdoor relaxation, while side access to the front enhances convenience.

Situated on a popular road, this home is just a short five-minute walk from local amenities, ensuring that daily necessities are easily accessible. The property is also well-connected by excellent transport links, making commuting a breeze. Additionally, it is in close proximity to highly regarded schools, making it an ideal choice for families.

In summary, this delightful detached house in Bricket Wood presents an excellent opportunity for those seeking a spacious and well-located family home. With its modern features and proximity to local conveniences, it is sure to attract interest from discerning buyers.



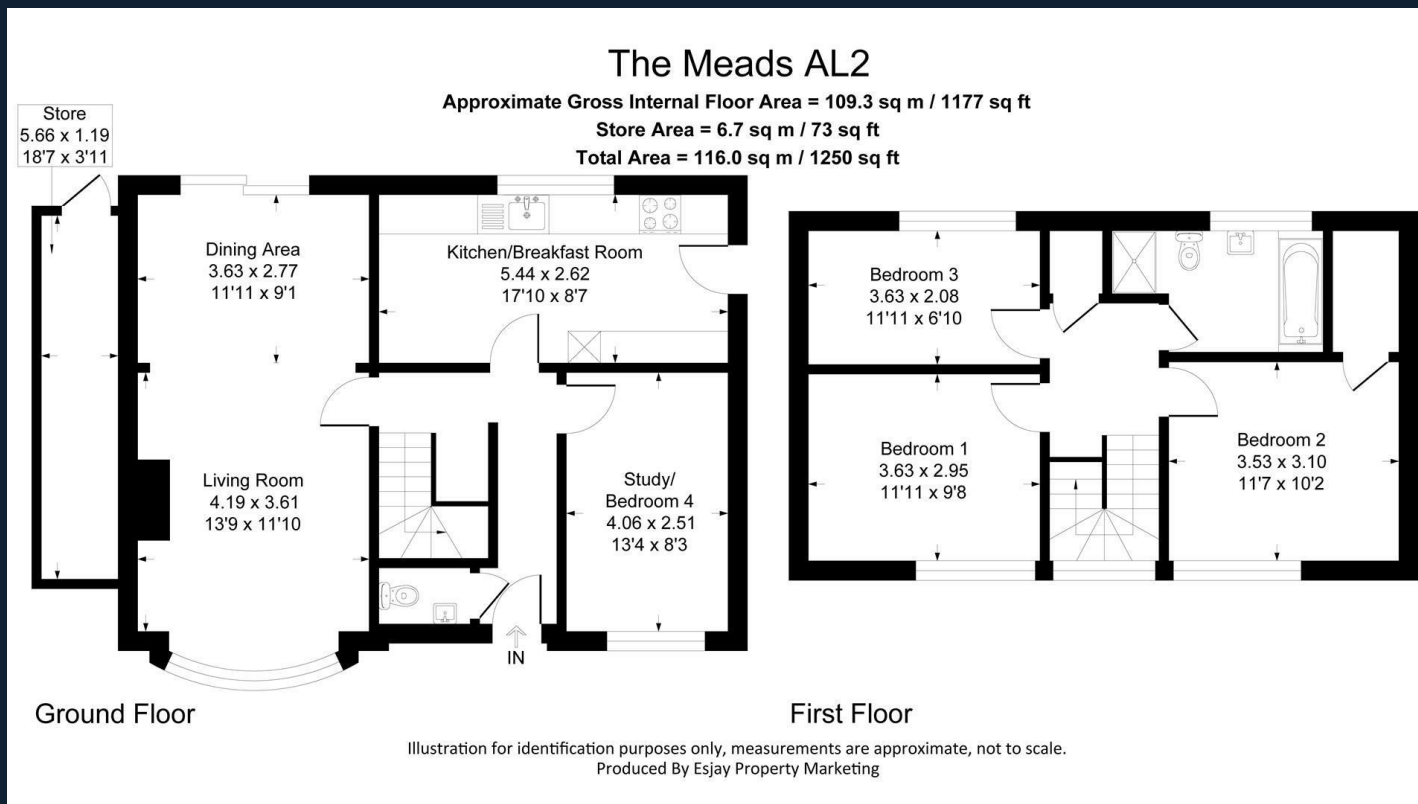


- Popular & Sought After Location
 - Detached Family Home
 - Three/Four Bedrooms
- Spacious Lounge/Dining Room
 - Downstairs WC
 - Kitchen/Breakfast Room
- Close Proximity to Local Amenities
 - Off Street Parking Available
 - Good Transport Links
 - Council Tax Band





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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119 Oakwood Road,
Bricket Wood, St Albans
Hertfordshire
AL2 3QB

Tel: 01923 682 888
Email: sales@carterhayward.co.uk
Web: www.carterhayward.co.uk



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