



Hamilton Close, Bricket Wood, St. Albans, AL2 3NA Guide Price £600,000 Freehold

Frost's

A beautifully presented three bedroom semi detached family home that has been modernised throughout and is ideally located within one of Bricket Woods' most sought after roads, which provides excellent access to nearby schooling, shops/amenities, the city centre and motorway links.

The property currently comprises of an entrance hall, bay fronted living room, downstairs w/c, utility area and then a beautiful, modern and open plan kitchen/dining room to the rear. The dining area has double doors leading to a large rear garden. The house also has planning permission granted for a stunning wrap around ground floor extension. On the first floor there are three bedrooms and a family bathroom, all in excellent condition. Externally there is a driveway for multiple cars and side access to the rear garden.

Bricket Wood is a sought after residential location situated to the south of St Albans offering a range of local amenities while the more extensive shopping and leisure facilities of St Albans and Watford are just a short drive away. Bricket Wood's ideal location offers ease of access to both the M1 and M25 as well as other main roads. There's also the Abbey train station into Watford and St Albans.

Energy Rating D

Council Tax Band D

Freehold





Features

- Three Bedrooms
- Modernised Throughout
- Bay Fronted Living Room
- Cloakroom and Utility Area
- Modern Open Plan Kitchen/Dining Room
- Large Rear Garden
- PP Granted for Large Wrap Around Extension (Planning reference: 5/2021/3562)
- Driveway



A beautifully presented three bedroom semi detached family home





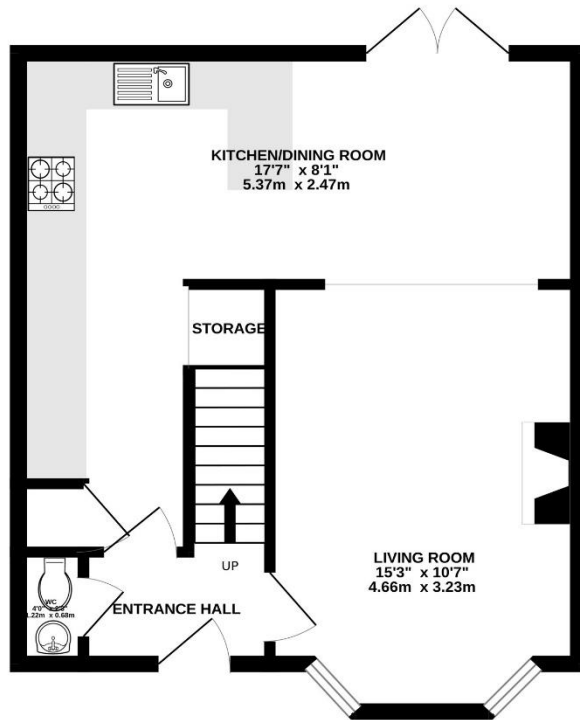
Planning Permission Granted for Large Wrap Around Extension



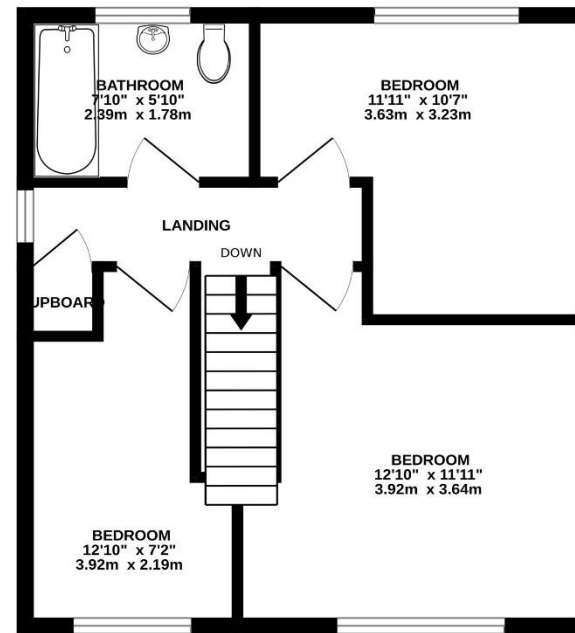




GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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