



PUTTERILLS

est. 1992

Oakwood Road
Bricket Wood, St Albans AL2 3PT
£825,000

Detached family home with five bedrooms, five reception rooms, three bathrooms and a large landscaped rear garden.

Detached family home with five bedrooms, five reception rooms, three bathrooms and a large landscaped rear garden. Bricket Wood is ideally located between excellent schools including Parmiters and St Albans. Fantastic transport links including M1 and M25 motorway networks as well as rail links into London and St. Albans. This substantial detached family home occupies a generous plot including a carriage driveway to the front. There is a large open entrance hall, living room, family room, play room, study and a 31ft kitchen-diner with bi-folding door to the rear. There are five bedrooms off the landing with an en-suite to the master and family bathroom off landing. To the rear there is a large landscaped garden with patio area and summerhouse.

Entrance Hall 4.22m x 6.1m (13'10" x 20'0")

Laminate flooring, power points, double panel radiator, double glazed windows to front aspect, coving to ceiling and doors to:

Living Room 3.25m x 6.1m (10'8" x 20'0")

Laminate flooring, power points, TV point, double panel radiator, double glazed windows to front aspect and coving to ceiling.

Kitchen/Diner 10.49m x 3.66m (34'5" x 12'0")

Tiled flooring, double panel radiator, roll top work surfaces, stainless steel mixer tap with drainer, six ring gas hob with electric oven below, built in dishwasher, double glazed window to rear aspect, bi-folding doors leading to garden and doors to:

Play Room/Utility Room 2.67m x 6.22m (8'9" x 20'5")

Power points, TV point, double glazed window to rear aspect, spotlights and door to garden.

Office 2.64m x 1.85m (8'8" x 6'1")

Laminate flooring, power points, TV point, double glazed window to side aspect, coving

to ceiling, spotlights and door to:

Family Room 2.64m x 4.14m (8'8" x 13'7")

Laminate flooring, power points, TV point, double panel radiator, double glazed windows to front aspect and coving to ceiling.

Shower Room 2.13 x 2.85 (7'0" x 9'4")

Fully tiled three piece suite comprising of walk in shower, vanity unit, low level wc, electric heated towel rail and extractor.

Landing

Double glazed window to side aspect, coving to ceiling, loft access and doors to:

Master Bedroom 4.98m x 3.66m (16'4" x 12'0")

Laminate flooring, power points, single panel radiator, double glazed window to rear aspect, coving to ceiling, door to outside space and:

En Suite 1.4m x 3.66m (4'7" x 12'0")

Fully tiled three piece suite comprising of jacuzzi bath, pedestal sink, low level wc, single panel radiator and extractor.

Bedroom 2 4.19m x 3.43 (13'9" x 11'3")

Laminate flooring, power points, single panel radiator, double glazed window to front aspect and coving to ceiling.

Bedroom 3 3.23m x 4.29 (10'7" x 14'1")

Laminate flooring, power points, single panel radiator, double glazed windows to front aspect and coving to ceiling.

Bedroom 4 3.28m x 2.9m (10'9" x 9'6")

Laminate flooring, power points, single panel radiator, double glazed window to side aspect, coving to ceiling and built in wardrobes.

Bedroom 5 3.28m x 2.74m (10'9" x 9'0")

Laminate flooring, power points, single panel radiator, double glazed window to rear aspect, coving to ceiling and built in wardrobe.

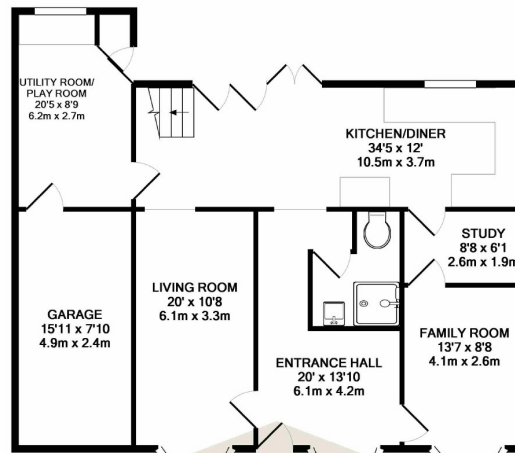
Bathroom 3.12m x 1.63m (10'3" x 5'4")

Fully tiled four piece suite comprising of enclosed bath, walk in shower, low level wc, pedestal sink, double glazed window to side aspect, traditional radiator and extractor

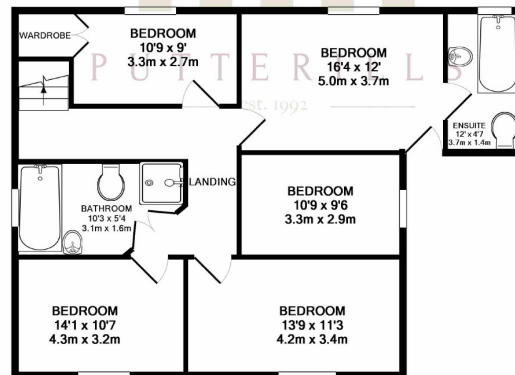
Garage 2.85m x 6.4m (9'4" x 21'0")







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2443 SQ. FT. (226.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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