



P U T T E R I L L S

— est. 1992 —

Mount Pleasant Lane, Bricket Wood, St Albans, AL2 3XD
Offers in excess of £800,000

Detached family home offering five first floor bedrooms and four reception rooms.

Detached family home offering five first floor bedrooms, three with en-suites and the added benefit of a downstairs bathroom. The property offers superb downstairs living space with three reception rooms and also a light and airy orangery to the rear of the property which looks over the well maintained garden. To the first floor you will find four well proportioned bedrooms and the master suite. To the rear of the property you will find a patio area, a well maintained lawn bordered by mature shrubs and trees. To the front, the property boasts a large driveway as well as the integral garage offering plenty of parking.

Entrance Hall

Wood flooring, power points, double panel radiator, coving to ceiling, stairs to first floor landing and doors to:

Reception 4.17x 3.32 (13'8" x 10'11")

Wood flooring, power points, TV point, double panel radiator, single glazed window to the front aspect, coving to ceiling.

Reception 3.34 x 2.74 (10'11" x 9'0")

Wood flooring, power points, TV point, double panel radiator, double glazed window to the side aspect, coving to ceiling.

Kitchen/ Breakfast Room 6.82x 3.79 (22'5" x 12'5")

Tiled flooring, granite worktop, power points, built in ceramic sink with stainless steel mixer tap, dishwasher, belling 7 ring hob and gas cooker, double glazed window to the rear aspect & side access and patio door to side aspect, double panel radiator, spot lights and door to utility.

Utility

Tiled flooring, roll top work surfaces, power points, space for washing machine and tumble dryer and

double glazed window to the side aspect.

Reception 11.09 x 3.64 (36'5" x 11'11")

Partially wooden flooring and tiled flooring with underfloor heating, power points, TV point, double panel radiators, double glazed window to the rear aspect & side access, French doors leading to garden, spot lights, coving to the ceiling and skylight.

Bathroom

Fully tiled three piece suite, jacuzzi bath, shower head attachment, pedestal sink and low level WC, double glazed window to the side aspect, electric chrome heated towel rail and underfloor heating, extractor and spot lights.

Landing

Power points, Velux window to side aspect, spot lights, loft access and door to storage cupboard and:

Master Bedroom 5.50 x 3.23 (18'1" x 10'7")

Power points, double panel radiator, built in wardrobes, double glazed window to the front aspect, spot lights and door to en suite.

En Suite

Fully tiled three piece suite, walk in shower, vanity unit with shaver point, WC, double glazed window

to the front aspect, spot lights, electric towel rail and extractor.

Bedroom 2 3.29 x 2.91 (10'10" x 9'7")

Power points, double panel radiator, built in wardrobes, spot lights, French doors to Juliette balcony and entrance to en suite.

En Suite

Fully tiled three piece suite, walk in shower, pedestal sink, WC, heated towel rail, spot lights and extractor.

Bedroom 3 3.29 x 2.91 (10'10" x 9'7")

Power points, double panel radiator, built in wardrobes, spot lights, French doors to Juliette balcony and entrance to en suite.

En Suite

Fully tiled three piece suite, walk in shower, pedestal sink, WC, heated towel rail, spot lights and extractor.

Bedroom 4 4.10 x 2.81 (13'5" x 9'3")

Power points, double panel radiator, spot lights and Velux windows to side aspect.

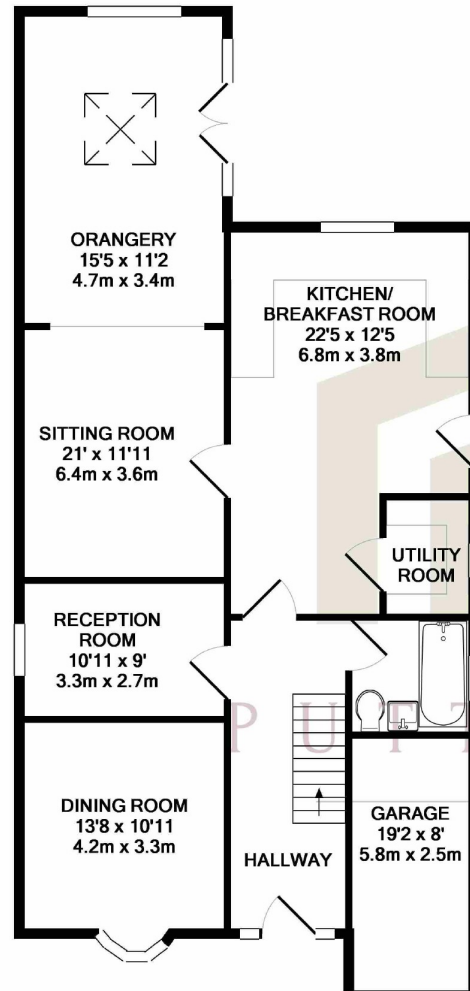
Bedroom 5 4.09 x 2.92 (13'5" x 9'7")

Power points, double panel radiator, spot lights and Velux windows to side aspect.

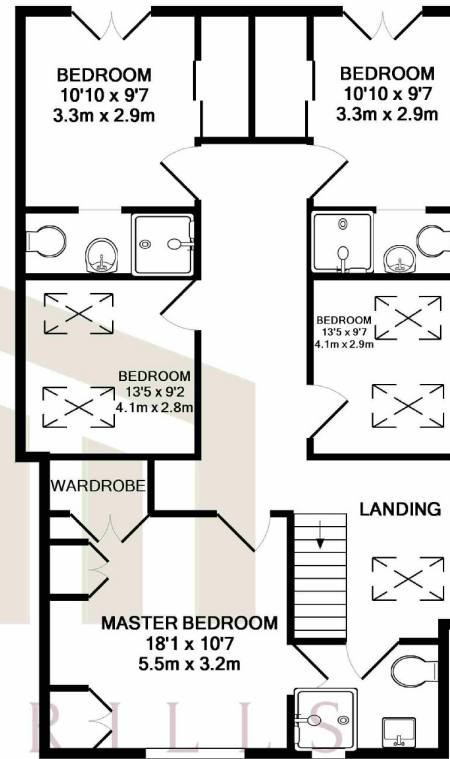








GROUND FLOOR



1ST FLOOR

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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