



## WILDWOOD AVENUE, ST ALBANS

### Offers Over £650,000

**\*\* NO ONWARD CHAIN \*\*** A four bedroom semi detached bungalow set on a private cul-de sac in the idyllic Bricket Wood area, just off Mount Pleasant Lane, within a short distance of Mount Pleasant Primary School and the M1/M25 motorway network, while St Albans is only a short drive away. The property is in need of modernisation and situated on a large plot offering scope for further development subject to planning permission being granted. The property briefly comprises entrance hallway, open plan living room, kitchen, bathroom, three bedrooms to the ground floor and master bedroom off the second floor. Further benefits include gas central heating, off street parking, garage via own driveway and private rear garden with feature pond.

- FOUR BEDROOM SEMI DETACHED BUNGALOW
- PRIVATE CUL-DE-SAC LOCATION
- IN NEED OF MODERNISATION AND OFFERING SCOPE FOR FURTHER DEVELOPMENT (STPP)
- OPEN PLAN LIVING ROOM
- OFF STREET PARKING AND GARAGE
- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN WITH FEATURE POND
- CONVENIENTLY LOCATED FOR M1 & M25 MOTORWAYS
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect door, dado rail, radiator, power points, carpeted flooring.

### Living Room

26' 4" x 15' 0" max (8.03m x 4.57m) Front and rear aspect windows, rear aspect door to garden, feature electric fireplace, two radiators, TV aerial, phone point, power points, coved ceiling, carpeted flooring, stairs to 2nd floor.

### Kitchen

13' 8" x 10' 4" (4.17m x 3.15m) Rear aspect window, side aspect frosted door to garden, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, space for gas cooker, stainless steel splash back, space for fridge/freezer, plumbed for washing machine, part tiled walls, power points, radiator, tiled flooring.

### Bedroom Two

13' 11" x 9' 9" (4.24m x 2.97m) Rear aspect window, coved ceiling, radiator, power points, carpeted flooring.

### Bedroom Three

12' 9" x 9' 9" (3.89m x 2.97m) Front aspect window, coved ceiling, range of fitted wardrobes and matching dressing table, radiator, power points, carpeted flooring.

### Bedroom Four

13' 10" max x 10' 4" max (4.22m x 3.15m) Front aspect window, two radiators, power points, carpeted flooring.

## Bathroom

10' 4" x 5' 8" (3.15m x 1.73m) Side aspect window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, shower cubicle with tiled surround, wall mounted shower with attachment, cupboard housing hot water tank, tiled walls, radiator, lino flooring.

## First Floor

### Bedroom One

13' 5" x 13' 0" (4.09m x 3.96m) Rear aspect window, eaves storage cupboard, radiator, power points, carpeted flooring.

## Outside

### Front Garden

Off street parking via own driveway and vehicle access to garage, laid lawn with stocked borders, wall and fence enclosed, side access to rear garden.

### Rear Garden

Patio leading down to mainly laid lawn, mature stocked borders, feature pond, greenhouse, outside tap, access to garage, fence enclosed, side access to front garden.

## Garage

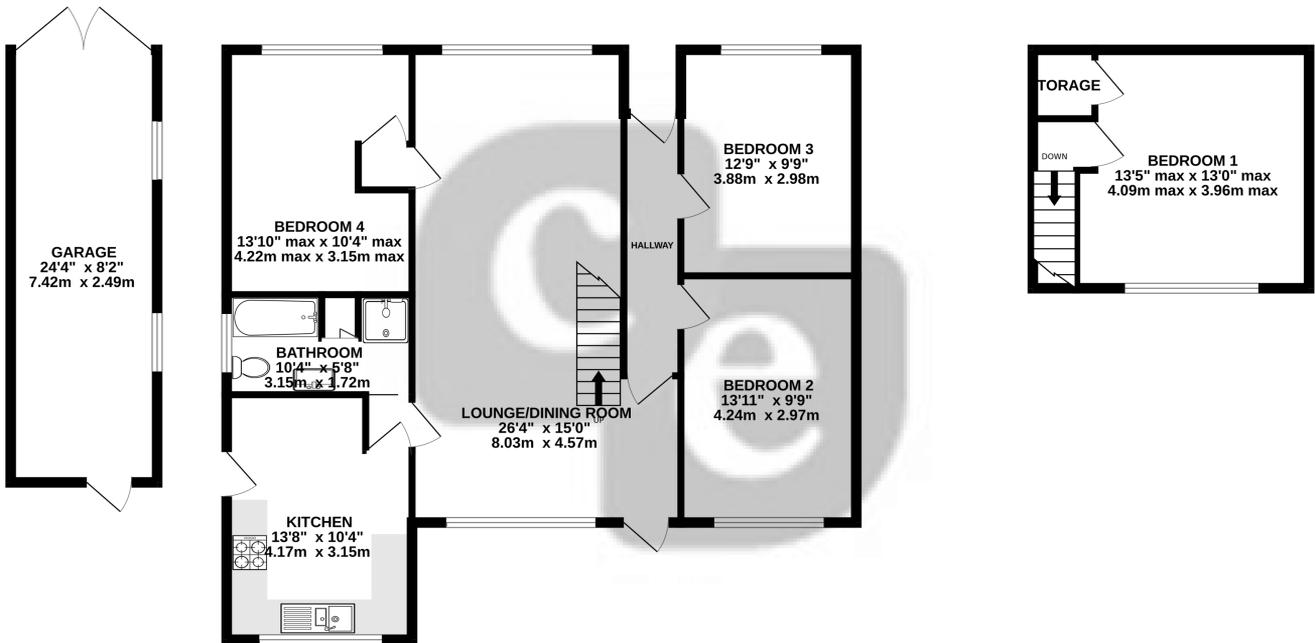
24' 4" x 8' 2" (7.42m x 2.49m) Front aspect double garage doors, two side aspect windows, rear aspect door, power and lighting.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR  
1190 sq.ft. (110.6 sq.m.) approx.

1ST FLOOR  
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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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