



47 Bucknalls Drive, Bricket Wood, St. Albans, AL2 3XL
Freehold
Guide Price £1,225,000



- New Build Property
- High Specification Finish
- Detached Family Home
 - Four Bedrooms
 - Two Bathrooms
- Underfloor Heating Throughout
- Beautiful & Spacious Kitchen/Family/Dining Room
 - Office
- Private Rear Garden
- 10 Year New Build Warranty





Nestled in a quiet cul-de-sac on Bucknalls Drive, Bricket Wood, this exquisite detached house offers a perfect blend of modern living and high-quality finishes. Spanning an impressive 1,911 square feet, this new build property is situated on one of Bricket Wood's premier roads, ensuring both privacy and convenience.

As you enter, you are greeted by a spacious and inviting layout. The heart of the home is undoubtedly the expansive kitchen/family/dining room, designed for both functionality and style. The contemporary kitchen is equipped with ample storage, modern appliances, and an instant hot tap, making it a delight for any home chef. The family room features bifold doors that open onto the rear garden, seamlessly merging indoor and outdoor spaces. A log wood burner adds a cosy touch, perfect for those chilly winter evenings.

The ground floor also boasts three well-appointed bedrooms and a luxurious four-piece bathroom. A convenient utility room, complete with a washer and dryer, enhances the practicality of this home, while a separate WC adds to the comfort.

Ascending to the first floor, the principal bedroom exudes luxury, featuring a large window that overlooks the serene woodlands, a walk-in storage area, and an en suite bathroom. An additional store room offers potential for a dressing area or home office. An office completes the upper level ideal for homeworkers.

This property is further enhanced by underfloor heating throughout and an eco-friendly heat source pump, ensuring comfort and efficiency. The rear garden, primarily laid to lawn, features an elevated patio area, making it an ideal space for summer entertaining amidst the backdrop of lush woodlands.

Ample off street parking is available and with good road links and close by local amenities, this home is truly the ideal property.









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Bucknalls Drive – AL2
Approximate Gross Internal Floor Area = 177.5 sq m / 1911 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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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

