



1 Hornbeams  
Bricket Wood, St Albans

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A splendid five-bedroom family home with well-appointed accommodation, in a highly regarded village setting

A beautifully presented detached family home, offering comfortable accommodation and attractive gardens on a peaceful residential cul-de-sac. The property lies in the village of Bricket Wood, within easy reach of the village amenities and around four miles south of St. Albans' historic city centre.



**2 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DRIVEWAY**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,139 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

1 Hornbeams is an attractive detached house, providing over 2,000sq ft of flexible and airy living space arranged over two floors. The property offers spacious and comfortable reception rooms which are ideal for entertaining, while there are also five well-appointed bedrooms and the potential for extension, subject to the necessary consents.

The main formal ground-floor reception room is the well-proportioned sitting room, which stretches from the front to the rear and features a south-facing bay window at the front, with French doors opening to the gardens at the rear. With its carpeted flooring and feature fireplace, the room has a warm and cosy feel and is ideal for relaxing as a family. Further ground-floor living space includes the open-plan, L-shaped kitchen and family room or dining room. The family area has wooden flooring and welcomes plenty of sunlight through two sets of French doors which connect to the patio area, while the kitchen itself has granite worktops, oak fitted units to base and wall level in white, a powder blue central island with more

storage and a breakfast bar, integrated appliances by Neff and a Rangemaster range cooker with an extractor hood. The adjoining utility room provides further useful storage and space for appliances.

Upstairs, the landing area leads to five bedrooms, including the generous and beautifully presented principal bedroom with its dormer window, bespoke built-in wardrobes and open en suite shower room. The second bedroom also benefits from built-in storage and an en suite shower room, while the first floor also has access to a family bathroom with a corner bathtub and a separate shower unit. Four of the first-floor bedrooms are doubles, while the fifth is a comfortable single, but is alternatively ideal for use as a study.



## Outside

At the front of the home, the block-paved driveway provides plenty of parking space for several vehicles, while there is also a pathway at the side of the house providing pedestrian access to the rear gardens. These feature a patio area and timber deck across the back of the house for al fresco dining, with a raised, well-maintained lawn beyond, which is bordered by colourful beds. The gardens also include a storage shed and a timber-framed cabin, which has a cloakroom with a WC and is ideal for use as a studio, a gym or a home office.

## Location

The property is situated in the desirable village of Bricket Wood, well placed for access to local amenities and larger centres. It is conveniently positioned for access to St Albans, which offers a comprehensive range of shops, restaurants, cultural attractions and everyday services. Other towns in the region, including Watford, Hemel Hempstead and Harpenden, provide additional facilities and amenities. Transport links in the area are excellent, with Bricket Wood railway station providing regular services to London St Pancras and nearby towns, and M25 motorway and A414 road offering convenient routes for road users. For air travel, London Luton Airport and London Heathrow Airport are both within easy reach.



## Distances

- Watford 5.5 miles
- St. Albans 5.9 miles
- Hemel Hempstead 7.6 miles
- Harpenden 13.1 miles

## Nearby Stations

- Bricket Wood
- St Albans
- St Albans Abbey

## Key Locations

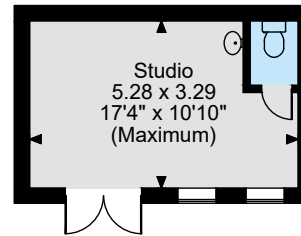
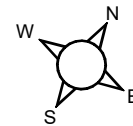
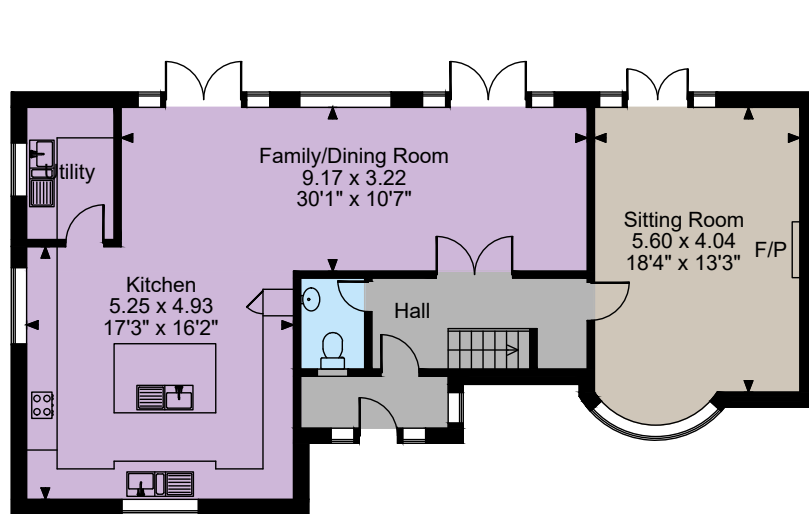
- St Albans Cathedral
- Verulamium Roman Museum
- St Albans Clock Tower
- St Albans Museum + Gallery
- Berkhamsted Castle
- Warner Bros. Studio Tour London
- Hatfield House
- Shaw's Corner

- Knebworth House

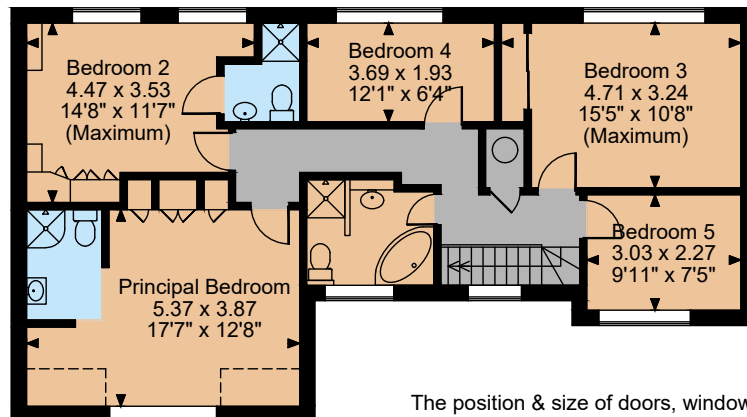
## Nearby Schools

- Homewood Independent School
- St Albans School
- St Columba's College
- Aldwickbury School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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### Floorplans

Main House internal area 1,952 sq ft (181 sq m)

Studio internal area 187 sq ft (17 sq m)

Total internal area 2,139 sq ft (199 sq m)

For identification purposes only.

### Directions

AL2 3SP

what3words: ///prep.fame.keen - brings you to the driveway

### General

Local Authority: St Albans City and District Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

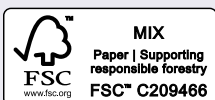
## St Albans

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