



Larch Avenue, Bricket Wood, St. Albans, AL2 3SN Offers Over £700,000 Freehold

Frost's

A beautifully presented four bedroom detached family home, ideally located within a popular cul-de-sac in the heart of Bricket Wood.

The house comprises internally of an entrance hall, w/c, large lounge/diner, separate kitchen and an office/study on the ground floor. Upstairs there are four well proportioned bedrooms and two bathrooms with one being an ensuite. Externally there is off road parking to the front for a couple of cars and access to a garage. To the rear is a well presented garden which is mainly laid to lawn.

Locally there are shops available for daily requirements and more comprehensive shopping and extensive leisure facilities can be found in the nearby city of St Albans which also provides a mainline train station with direct services to London.

Energy Rating D

Council Tax Band F

Freehold





Features

- Four bedrooms
- Detached family home
- Entrance hall
- Large lounge/diner
- Separate kitchen
- Office/study
- Family bathroom
- En-suite to primary bathroom
- Off road parking to the front
- Well-presented rear garden



*A beautifully presented four
bedroom detached family home*





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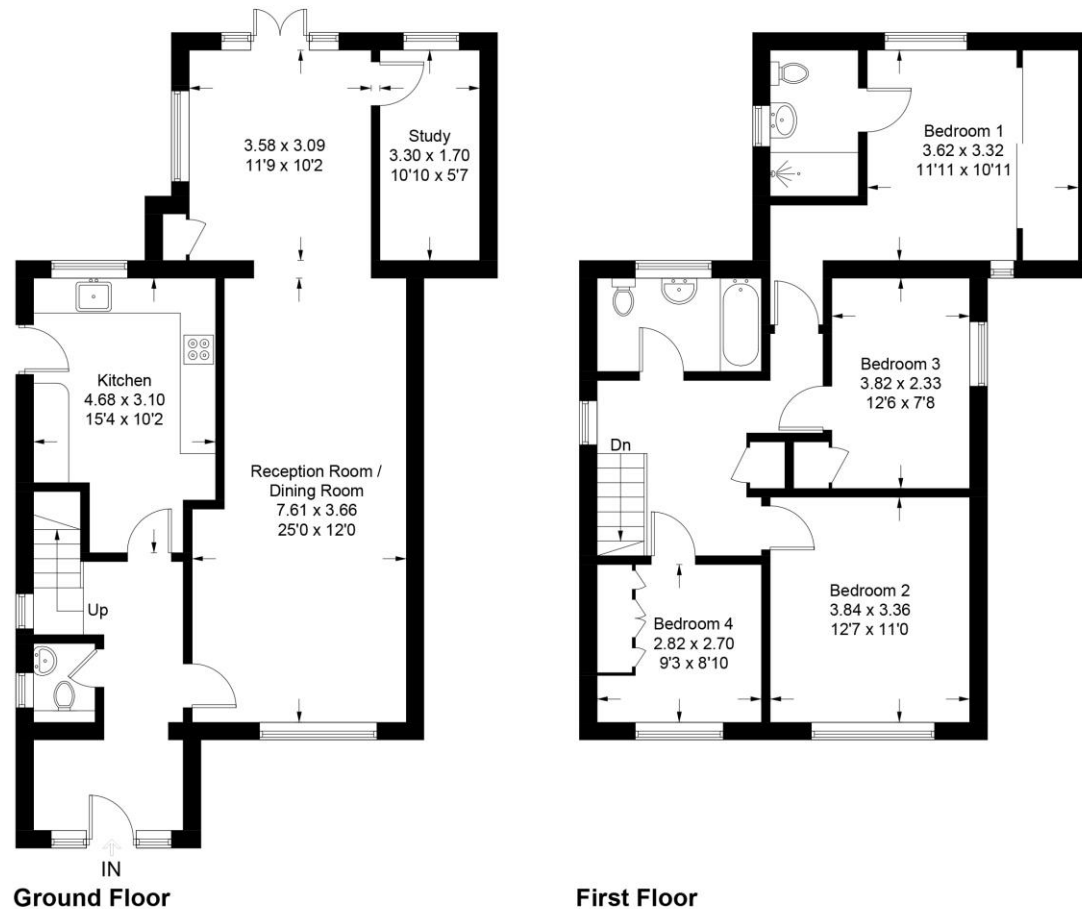






Larch Avenue

Approximate Gross Internal Area = 141 sq m / 1518 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID892476)

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MONEY LAUNDERING REGULATIONS (2017) In accordance with the Money Laundering Regulations (2017) We are required to confirm the identity of all buyer(s) of the property. We are also required to keep a record of the evidence We have verified. It may delay agreeing a sale if for any reason we are unable to confirm your identity in the course of establishing a business relationship with you.

