



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Larkwood Rise, St. Albans, AL4 9JU  
Offers Over £700,000



A modern detached family home, set within this highly popular residential location, close to EXCELLENT LOCAL SCHOOLING and offered for sale with NO ONWARD CHAIN.

The property offers excellent scope to extend and improve STPP, whilst benefitting from a private garden, single garage and parking for several vehicles.

Internally the property offers semi-open plan living with a front to back sitting and dining room, whilst a separate kitchen opens in the rear garden.

The first floor offers four bedrooms, all of which are served by a family bathroom.

Externally there is a private rear garden, a single attached garage with potential to either convert or extend over (STPP) and a driveway provide parking for several vehicles.

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: D**

















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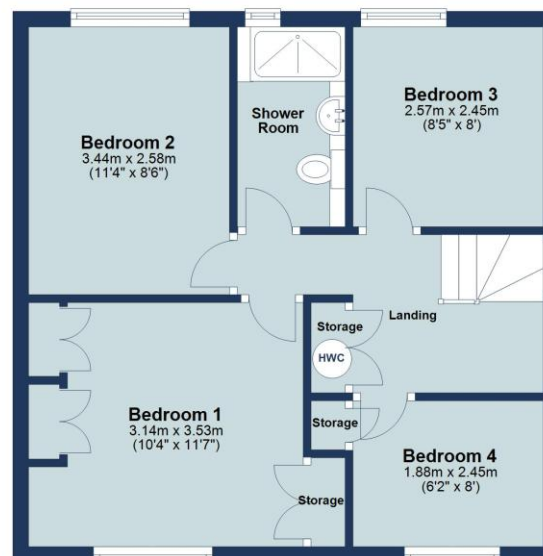
### Ground Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



### First Floor

Approx. 44.2 sq. metres (476.3 sq. feet)



**Total area: approx. 101.4 sq. metres (1091.8 sq. feet)**

Floor plan is for marketing purposes only and is to be used as a guide.

Garage is included in the total floor area.

Plan produced using PlanUp.

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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