



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

Larkwood Rise, St. Albans, AL4 9JU
Guide Price £775,000

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.

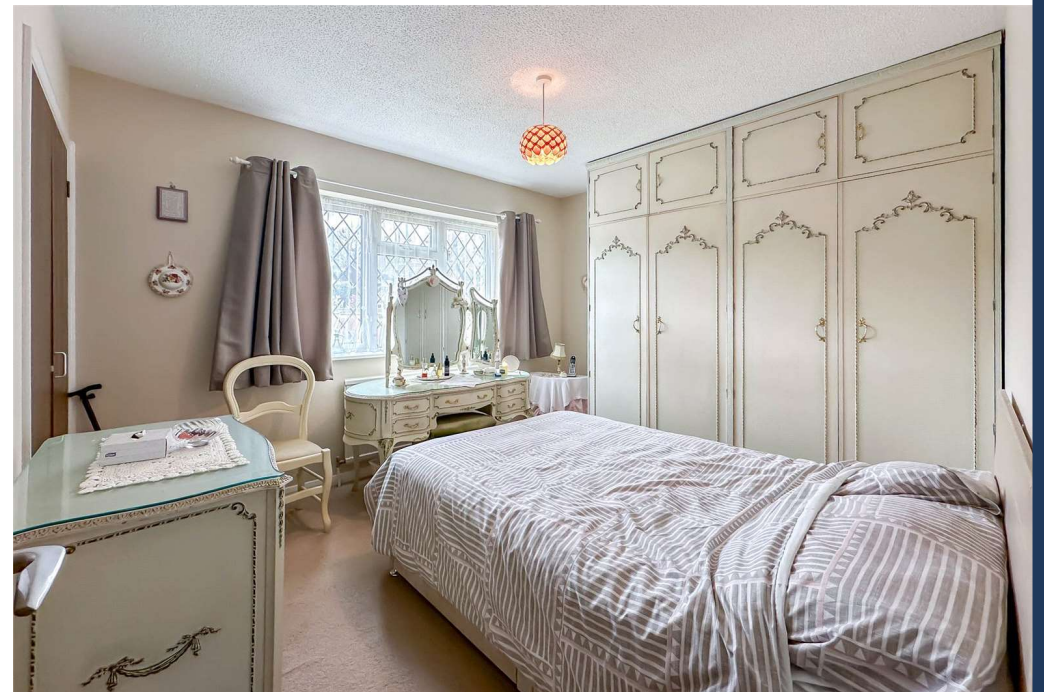
The first floor offers four bedrooms, all of which are served by a family bathroom.

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: To Be Confirmed









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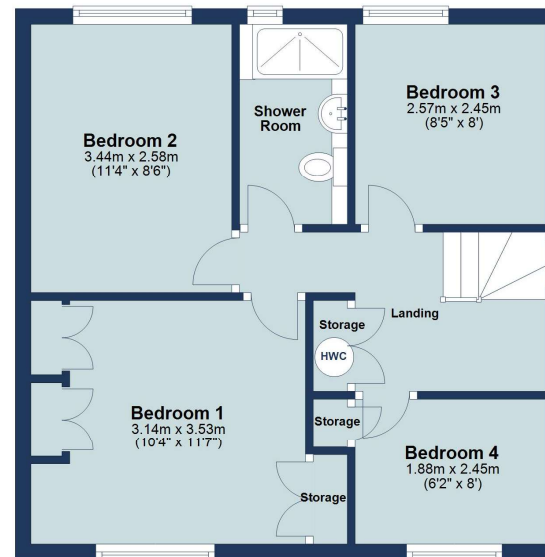
Ground Floor

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.

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