



Tower Hill Lane
St. Albans AL4 9BH

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'Larann' is situated in a lovely rural location on the edge of the sought after hamlet of Coleman Green and with the added benefit of the new Heartwood Forest being a short distance away. Whilst enjoying the trappings of 'country life', the property offers the commuter numerous train links into Kings Cross from the surrounding towns. For those travelling by car, the A1M is approximately 3.6 miles distant which facilitates access to the M25.

Larann is also very well placed for both private and comprehensive schools and there are many notable schools within a 7 mile radius of the property.

Larann is a spacious 4/5 bedroom family home which offers bright and generously proportioned living space over two floors. This spacious property would benefit from modernisation, with scope to make a truly stunning home. On the ground floor there are two principal reception rooms, a large well equipped kitchen/breakfast room which is located in the centre of the house and two good sized bedrooms with family bathroom. On the first floor, there is a spacious master bedroom with a dressing room and en-suite bathroom and a further large bedroom with en-suite and dressing room, all of which enjoy the far reaching views over open countryside.

The house is approached over a gravel driveway which leads to a double garage and to the rear of the house is a patio area with lawned garden and an acre of fenced paddock, ideal for the discerning equestrian.

Please call the Leaders Sales team now on 01727 862999 to arrange your viewing.

Disclaimer (SA)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is

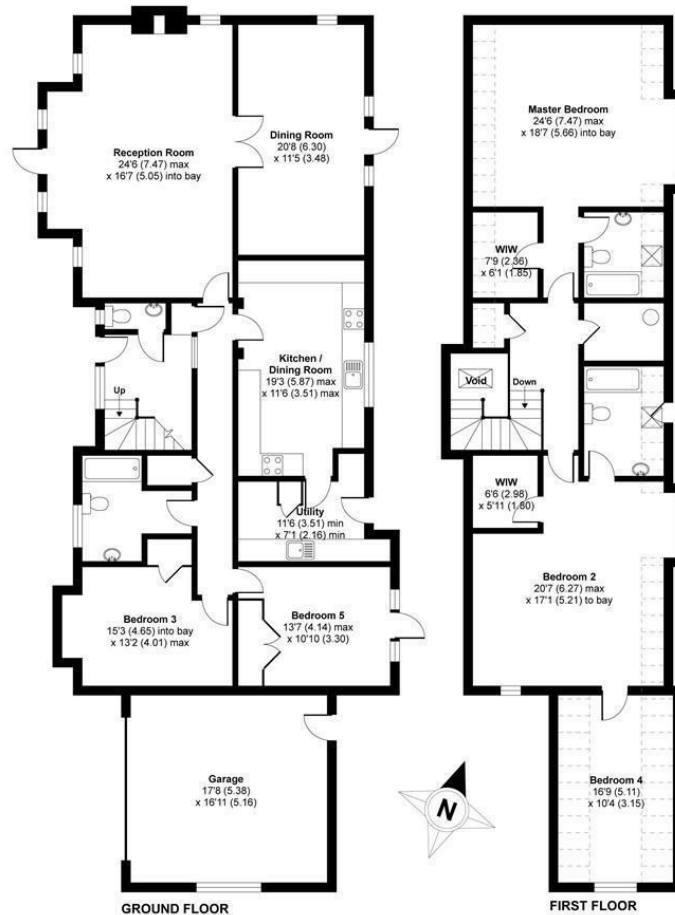


of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



Larann, Darblay Close, Tower Hill Lane, Sandridge, AL4

APPROX. GROSS INTERNAL FLOOR AREA 2832 SQ FT 263 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & VOID & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C		68	
(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	

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