



Connells

Larkwood Rise
St. Albans



Property Description

This beautifully presented two bedroom end of terraced house comprises of an entrance hall, kitchen, lounge and lovely conservatory on the ground floor and then two bedrooms and a bathroom on the first floor. Externally there is an enclosed rear garden with rear gated access and a garage en bloc.

Larkwood Rise is located in Jersey Farm which is to the north east side of St Albans close by to beautiful open countryside and local amenities including a pub, shop, doctors surgery, pharmacy and a community centre. It is also close by to the highly sought after area of Marshalswick area, renowned for its outstanding schools including Sandringham and Beaumont and The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is also within easy reach and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Entrance Hall

Lounge

17' max x 12' 11" max (5.18m max x 3.94m max)

Under stairs storage and Amtico flooring.

Kitchen

9' 1" x 9' (2.77m x 2.74m)

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, gas hob, electric oven and cooker hood, space for fridge freezer, washing machine and tumble dryer, Amtico flooring.

Conservatory

10' 1" x 9' (3.07m x 2.74m)

Radiator and bi fold doors to the rear.

Bedroom One

13' max x 8' max (3.96m max x 2.44m max)

)

Window to the rear, built in shelves, radiator.

Bedroom Two

10' x 13' (3.05m x 3.96m)

Window to the front, built in wardrobe, carpet and radiator.

Bathroom

Three piece suite comprising of wc, wash hand basin, vanity unit and bath with shower over, extractor fan, heated towel rail and tiled flooring,

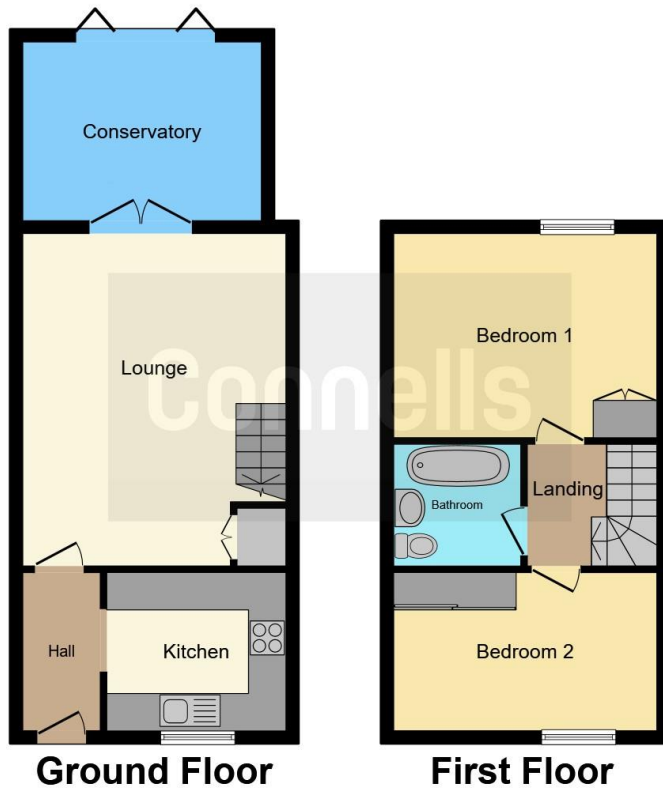
Rear Garden

Steps from the conservatory leading down to an artificial lawn area, fences to the borders and gated rear access.

Parking

Garage en bloc.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: Awaiting

view this property online connells.co.uk/Property/MWK305639

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305639 - 0003