



15 Larch Avenue, Bricket Wood, St. Albans, Hertfordshire, AL2 3SN

Offers In Excess Of £700,000



CARTER HAYWARD  
INDEPENDENT ESTATE AGENTS



- Linked Detached
- Four Bedrooms
- En Suite To Master Bedroom
- Garage Own Drive
- Study
- Landscaped Rear Garden
- Off Street Parking
- Popular Residential Road
- Downstairs WC
- Cul De Sac

**\*\*NO UPPER CHAIN\*\*** Situated on a very sought after Cul-de-sac location, this linked detached four bedroom property is centrally located in the heart of Bricket Wood close to local amenities, reputable schools and the M25 and M1 perfect for travelling into and out of London.

The properties porch entrance starts the ground floor, the welcoming hallway gives access to a large sitting room and dining area overlooking the rear garden perfect for hosting. This home has a fully fitted kitchen and breakfast area giving you added access to the side of the property, situated off the dining room is a purpose built study perfect for anyone working from home. A downstairs WC completes the ground floor.

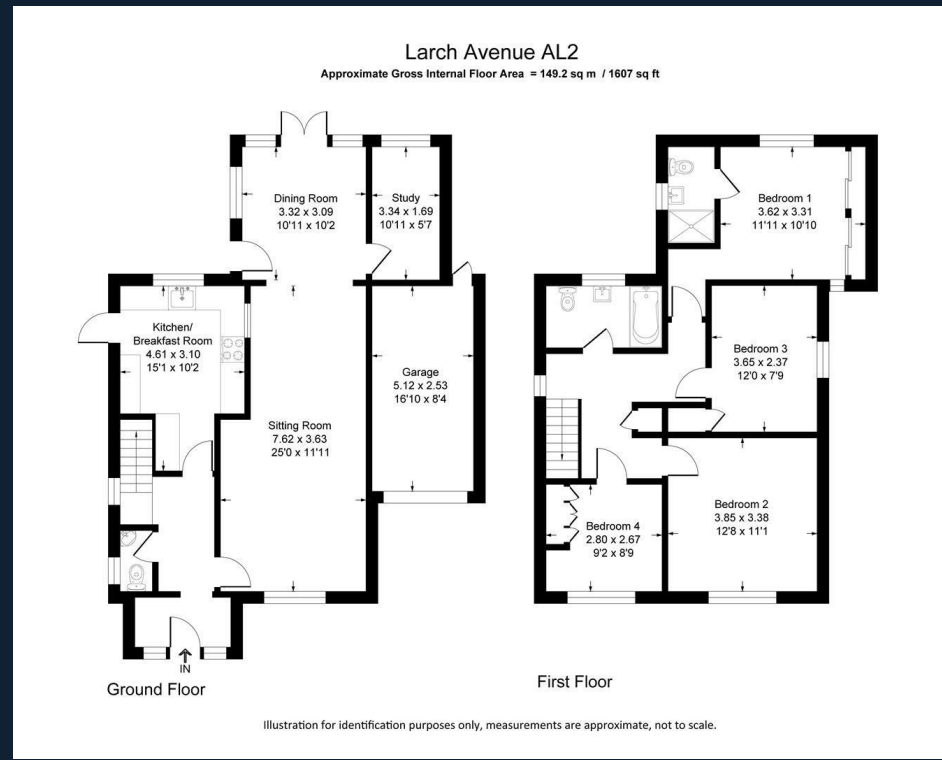
To the first floor the master bedroom comes complete with it's own en suite shower room and views overlooking the rear aspect. The remaining three bedrooms come generously sized perfect for the growing family. A family bathroom completes the first floor.

Outside the property a beautiful landscaped mature garden with feature tree's comes with resin footways wrapping around a well manicured lawn offering ample space perfect for summer dining. To the front the property a garage own drive offering extra storage, the well finished block paved driveway offers off street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>	<b>England &amp; Wales</b>
		<b>80</b>	EU Directive 2002/91/EC



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