



HEARTWOOD
HOMES

Larkwood Rise, St. Albans, AL4 9JU

£350,000

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Situated on Larkwood Rise in St Albans, this attractive residential property offers an excellent opportunity for buyers looking to establish themselves in this popular Hertfordshire location.

This immaculate home is presented to the market in excellent condition throughout and enjoys a peaceful, leafy setting with fantastic countryside walks right on the doorstep.

The ground floor offers a modern fitted kitchen and a cosy living space ideal for relaxing and entertaining.

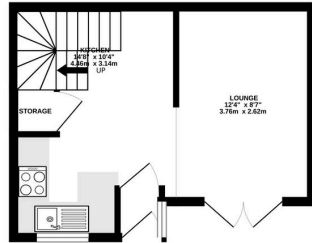
Upstairs, the property features a contemporary fitted bathroom and a well-proportioned master bedroom, creating a comfortable and stylish home ready to move straight into.

Outside, the property benefits from its own private external space, providing an opportunity for outdoor dining, entertaining or simply enjoying some fresh air. The current owners have added a good size shed to provide extra storage or could be used as a work at home space. An allocated parking space provides peace of mind after a busy day.

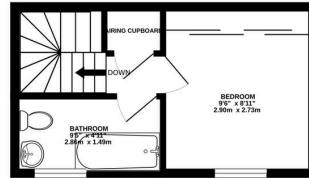
Larkwood Rise is conveniently placed for the amenities and facilities of St Albans, with the city offering an excellent selection of shops, cafés, restaurants, schools and leisure facilities. The area also provides access to a range of transport links, making it well suited to commuters and those needing convenient connections beyond St Albans.



GROUND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Popular St Albans location
- Well proportioned accommodation
- Bright & versatile living areas
- Practical modern kitchen
- Private outside space
- Excellent local amenities
- Fantastic transport connections
- Close to amazing green spaces
- Great condition throughout
- EPC D

