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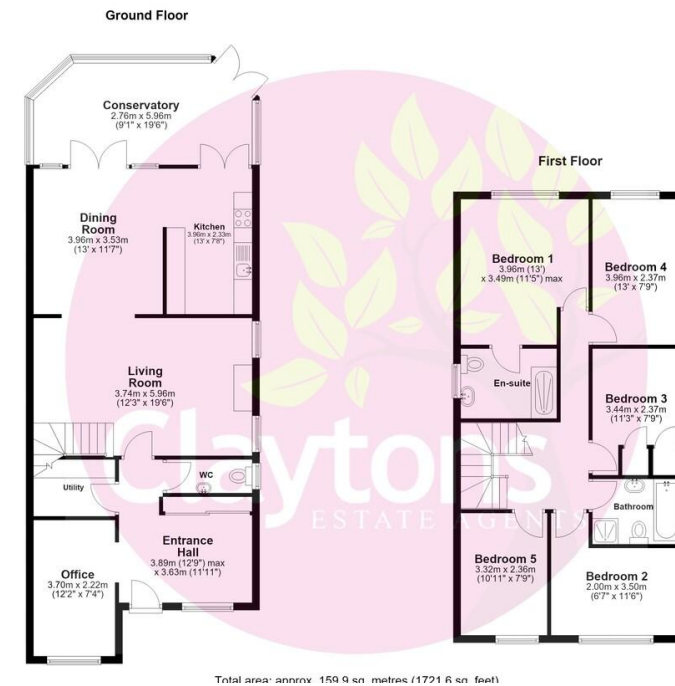
LARCH AVENUE, ST. ALBANS - £750,000
5 Bedroom Detached House



Situated in a quiet cul-de-sac on Larch Avenue, Bricket Wood, this spacious and well-presented five-bedroom detached family home is offered in good order throughout. The property provides generous living accommodation, making it an ideal choice for growing families, and benefits from an extended layout.

The accommodation includes five well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a family bathroom and a convenient ground-floor WC. Externally, the property enjoys a good-sized rear garden, providing an excellent space for families and outdoor entertaining. A particular highlight is the substantial off-street parking, with space for five or more vehicles.

- Five-bedroom detached family home
- Quiet cul-de-sac location
- Popular village location of Bricket Wood
- Quiet residential setting
- Off-street parking for 5+ vehicles
- Well-presented and in good order throughout
- Potential to extend further STPP
- Close to local shops, cafés and everyday amenities



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		