



13 Larch Avenue, Bricket Wood, St. Albans, AL2 3SN

Guide Price £575,000

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Situated in a quiet and sought-after cul-de-sac of Larch Avenue, Bricket Wood, this charming detached family home offers a wonderful opportunity for those seeking a peaceful yet convenient lifestyle. Spanning an impressive 1,103 square feet, the property features a spacious sitting and dining room, perfect for family gatherings and entertaining guests.

The home boasts three well-proportioned bedrooms, providing ample space for a growing family or those wishing to accommodate guests. A conveniently located downstairs WC adds to the practicality of the layout. The rear garden, laid to lawn with a patio area, presents an ideal setting for outdoor relaxation and play, while the garage offers additional storage solutions.

Although the property requires a cosmetic update, it is brimming with potential, allowing you to personalise it to your taste and style. Furthermore, there is scope for expansion, subject to planning permission, making it an exciting prospect for those looking to enhance their living space.

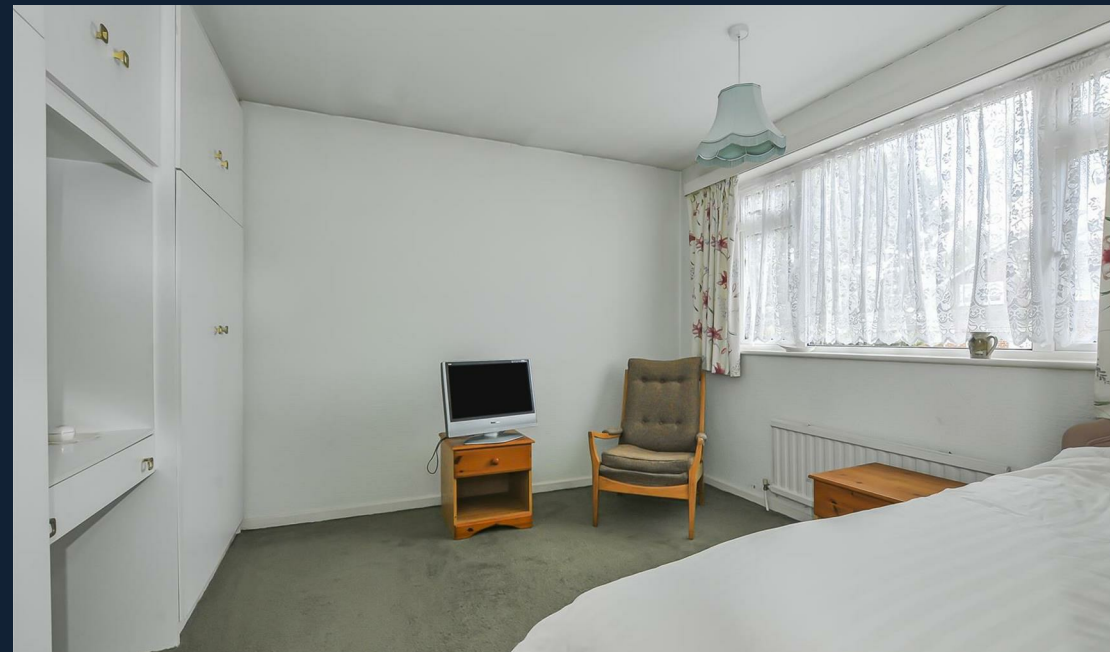
Situated close to local amenities and benefiting from excellent road links, this home is perfectly positioned for both convenience and comfort. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to unlock the full potential of this lovely family home in a desirable location.



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- No Upper Chain
- Popular & Quiet Cul de Sac Location
 - Linked Detached Family Home
 - Three Bedrooms
- Potential For Further Expansion (STPP)
 - Garage
 - Off Street Parking
- Close to Local Amenities & Good Road Links
- Council Tax Band F





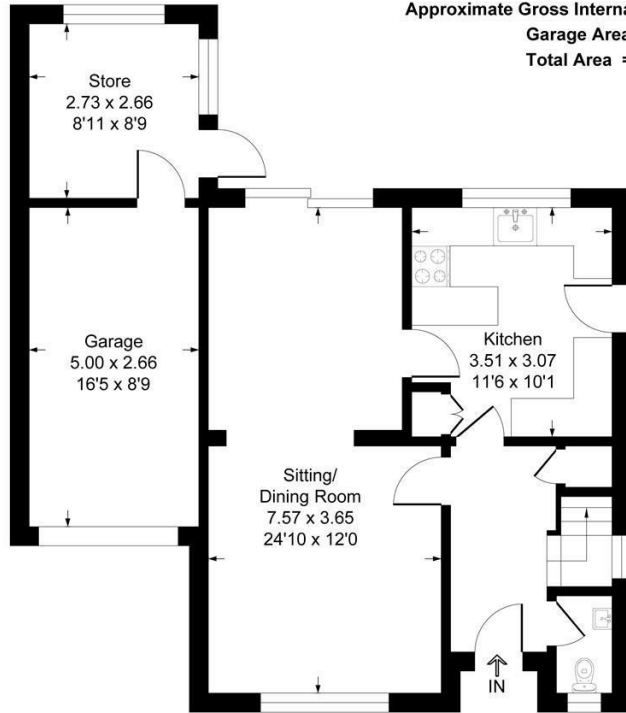
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Larch Avenue

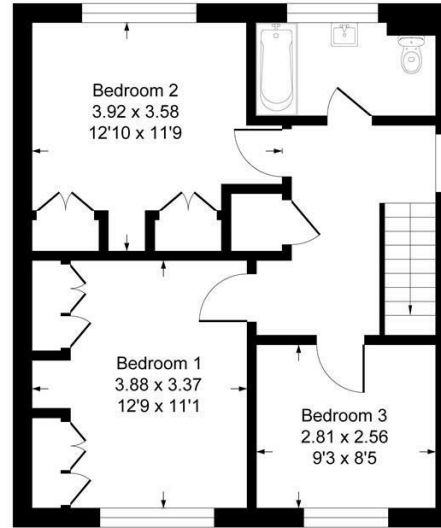
Approximate Gross Internal Floor Area = 102.4 sq m / 1103 sq ft

Garage Area = 13.3 sq m / 143 sq ft

Total Area = 115.7 sq m / 1246 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	