



Connells

Larkwood Rise  
ST. ALBANS



### Property Description

Connells St Albans are delighted to present this beautifully refurbished one-bedroom house, tucked away in a peaceful cul-de-sac within the popular Jersey Farm development.

To the front of the property, a generous private decked area providing the perfect space for outdoor dining and relaxation, while inside you are welcomed by a bright open-plan living and dining area that flows seamlessly into a stylish and modern kitchen. Upstairs offers a spacious double bedroom and a boutique-style bathroom, both finished to a high standard.

Ideally located, Jersey Farm provides a small parade of local shops, doctor and dentist surgeries and a welcoming pub, with the wider shopping, dining and leisure facilities of St Albans city centre just a short drive or bus ride away. With excellent transport links, including the mainline railway into London, this home offers a fantastic opportunity for first-time buyers, investors seeking strong rental potential, or those looking to downsize to a peaceful yet well-connected location.



**Lounge / Diner**

18' 8" max x 10' 9" max ( 5.69m max x 3.28m max )

**Kitchen**

9' 4" max x 6' 8" max ( 2.84m max x 2.03m max )

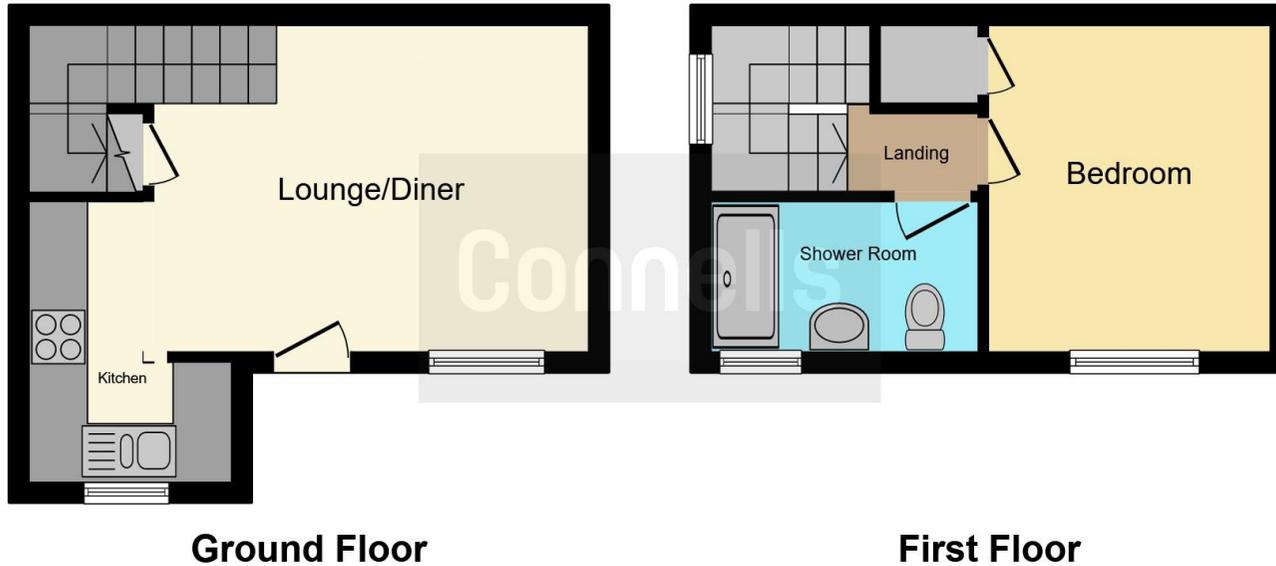
**Bedroom One**

10' 9" max x 9' 5" max ( 3.28m max x 2.87m max )

**Bathroom**

8' 8" max x 4' 9" max ( 2.64m max x 1.45m max )





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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/MWK306035](http://connells.co.uk/Property/MWK306035)**

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.

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