



2 LARCH AVENUE, BRICKET WOOD, ST. ALBANS, HERTFORDSHIRE, AL2 3SN

ASKING PRICE £585,000







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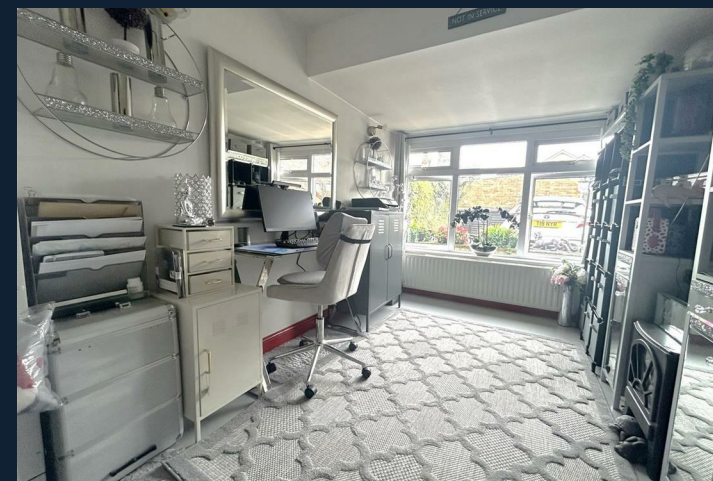
Situated on the ever so popular Larch Avenue a quiet cul de sac location, this three bedroom semi detached home is ideal for the growing family and even first time buyers.

The property comprises of a welcoming entrance hallway, a modern fully functional fitted kitchen, a large sitting room area allowing through access into a spacious conservatory perfect for entertaining. Completing the ground floor is an office room ideal for homeworking but has the potential to be turned into an additional bedroom.

To the first floor there are two good sized double bedrooms along with a third bedroom currently being utilised as a dressing area, each bedroom gives views overlooking the front and rear aspect of the home. A family bathroom with separate shower cubical completes the first floor.

Outside, the rear garden comes mainly laid to lawn benefitting from a raised composite decking area and two patio areas situated at the front and back of the garden perfect for those summer months. To the front of this property the driveway provides ample off street parking for multiple vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.



**CARTER HAYWARD**  
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- Sought After Location
- Quiet Cul De Sac
- Semi Detached Home
  - Office
- Spacious Conservatory
  - Rear Garden
  - Off Street Parking
- Close to Major Road Links
- Near to Local Amenities
- Council Tax Band E









## Larch Avenue AL2

Approximate Gross Internal Floor Area = 112.5 sq m / 1211 sq ft

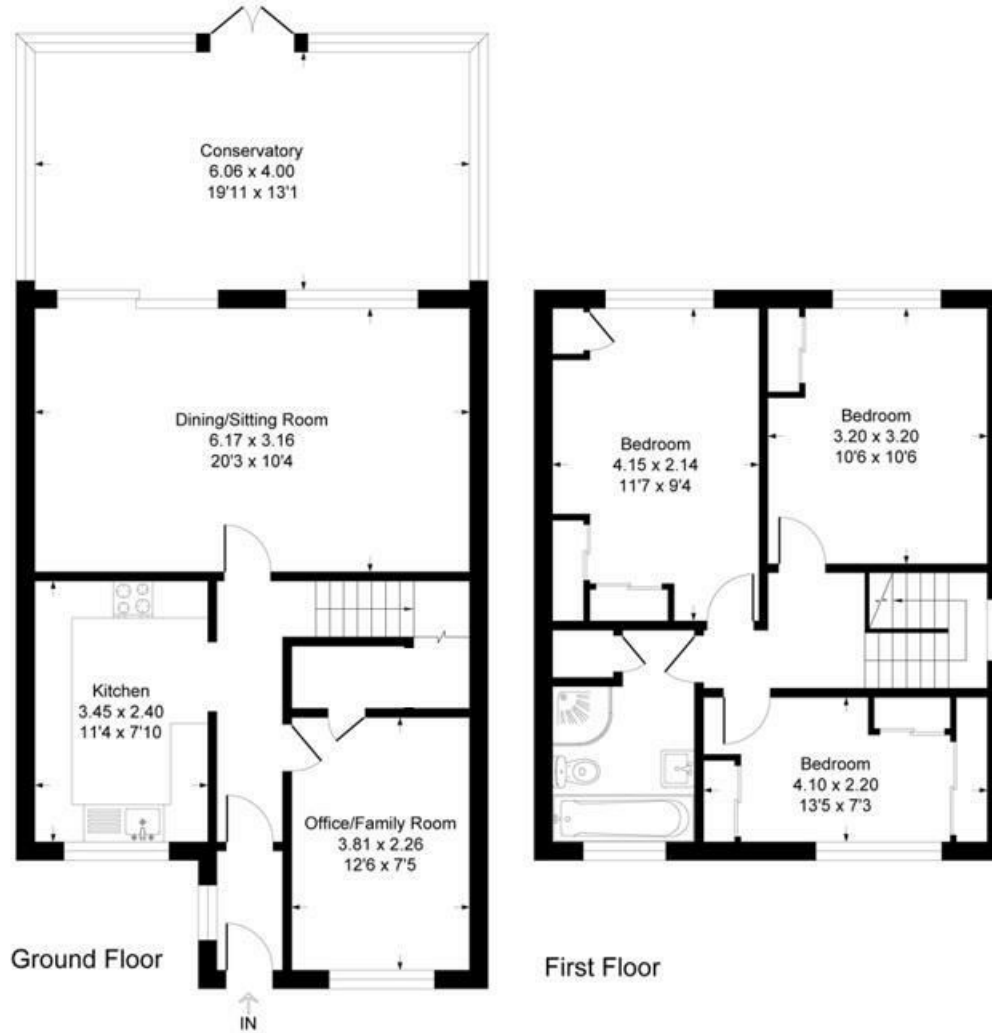


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**CARTER HAYWARD**  
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