



Marshalswick Lane, St. Albans, AL1 4XD | Guide Price £1,195,000 Freehold

3 Bedrooms 2 Bath/Shower Rooms 4 Reception Rooms Car Port & Off-Street Parking 150ft SW Facing

EPC Band E Council Tax: Band: F £3,112.94 (2024/2025) St Albans City & District Council

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## Marshalswick Lane, St. Albans

A beautifully refurbished three bedroom detached home, situated within close proximity of highly regarded schooling, St Albans mainline station and City centre. Set on a superb south-west facing plot, this property offers excellent scope to extend, subject to the usual consents and has the added benefit of a generous, self-contained annex.

### Description

This rarely available property is ideally situated within walking distance of highly regarded local schools and has been beautifully renovated throughout by the current owners. The spacious accommodation is arranged over two floors, providing a well-balanced layout for modern family living.

On the ground floor, you will find a welcoming entrance hall, a bright and spacious living room, and a separate dining room. The contemporary kitchen with bespoke fitted cabinetry and modern integrated appliances and the adjoining conservatory creates a light filled area perfect for relaxation or entertaining.

Upstairs, the property features three generously sized bedrooms. A stylishly appointed family bathroom completes the first-floor accommodation.

Externally, the property benefits from a driveway that offers ample off-street parking, along with a covered carport to the side. To the rear of the property, the mature garden is mainly laid to lawn and provides a private outdoor space stretching over 150ft in length.

In addition to the main house, there is a self-contained annex located in the garden. This versatile space includes an open-plan living area with a kitchenette, a bedroom, a storeroom, and a shower room.

### Location

Situated on one of St Albans prime residential roads offering easy access to the City centre and the Quadrant shopping facilities. This property is also within walking distance to some of St Albans most sought after schools and currently falls in the catchment of Sandringham, STAGS and Verulam.







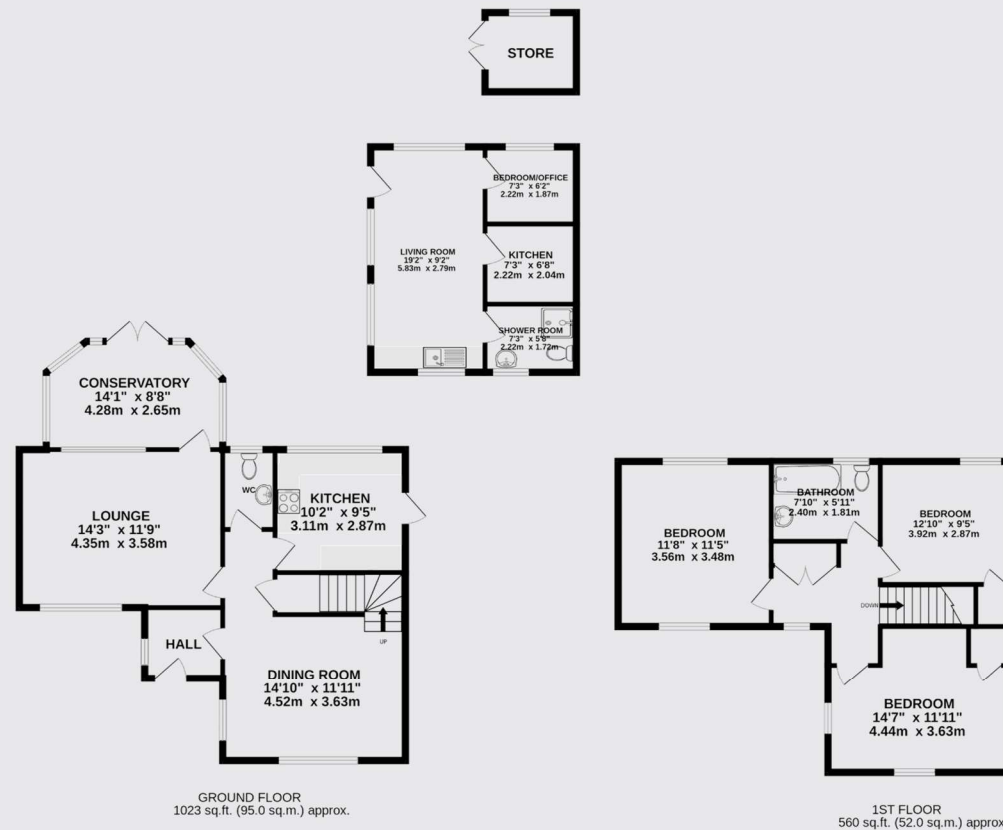












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