



DRUCE
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56a Marshalswick Lane
St. Albans, Herts AL1 4XF
Guide Price £1,275,000

A unique Detached property with large Lower Ground Floor in a highly sought after established residential area in backwater setting approached via a private drive in secluded wooded gardens with off street parking for 4 cars.

Hall | Cloakroom/Wet Room | 19' lounge communicating with 20' x 12' max dining room/kitchen | Basement 19'x 18' max Family Room | Utility | Bedroom 4 | Bathroom | Galleried Landing | 21' Bedroom 1 with en-suite bathroom | Bedroom 2 | Bedroom 3 | Bathroom | Mature wooded gardens | Parking for several cars | 2 large chalets (Potential Guest Room with kitchen & shower / Home Office / Workshop)

Gas central heating | Double glazed | Wealth of exposed beams | Exposed brick fireplace with log burner | About a mile from the city centre and main line station | Close Quadrant shopping parade | Convenient for Junior and Secondary schools including Sandringham and Verulam.



GROUND FLOOR

Entrance Porch:

Glazed Front door. Deep windows to side.

Entrance Hall

Stairs to Lower Ground Floor and to Galleried Landing. Opening into Living Room and Kitchen / Dining Room.

Dining Room/Kitchen:

19'3 x 12'5 (5.87m x 3.78m)

Dual aspect. Wide bay to front with bench seat and leaded window to side. Range of fitted cupboards, drawers, wall cabinets and granite work surfaces. Integrated electric hob/gas hob with extractor cooker hood over. Electric oven, grill and microwave. Dishwasher. Single drainer sink. Exposed timber beams. Recessed downlighters. Oak strip floor. Skirting heating.

Living Room

19'3 x 12'5 (5.87m x 3.78m)

Dual aspect plus wide bay with leaded windows and window to side. Exposed brick fireplace and chimney breast with wood burning stove. Exposed beams. Leaded French doors to rear terrace and gardens. Recessed downlighters, Oak strip floor. Skirting heating.

Lobby:

Fitted cupboards.

Cloakroom/Wet Room

Tiled floor and tiled walls. Wash hand basin.. Low level WC. Shower fitting. Recessed downlighters. Opaque window

Lower Ground Floor

Family Room

19'2 x 18'1 max (5.84m x 5.49m/0.30m max)

Under stairs cupboard. Oak strip floor. Full height casement door to basement light well..Skirting heating.

Bedroom 4

11'10 x 10'2 (3.61m x 3.10m)

Including range of built in cupboards . Full height casement door to basement light well . Skirting heating.

Utility

8'9 x 10'2 (2.67m x 3.10m)

Cupboards with Worcester gas boiler and Megaflo tank.

Single drainer sink. Fitted cupboards, wall cabinets and work surfaces. Tiled floor. Extractor. Recessed downlighters. Recess and plumbing for washing machine.

Bathroom:

Tiled floor and walls. Panelled Whirlpool bath with shower hand set. Wash hand basin. Low level WC. Shower cubicle with chrome shower fitting. Recessed downlighters.

FIRST FLOOR

Galleried Landing:

High pitched beamed ceiling and deep leaded windows to front. Recessed downlighters.

Bedroom 1:

20'7 x 11'4 (6.27m x 3.45m)

High pitched ceiling with exposed beams. Deep leaded windows to front with opaque window to rear. Radiator. Recessed downlighters.

En-suite wet room

Tiled floor and walls. Shower fitting. Wash hand basin and low level WC. Heated towel rail/radiator. Opaque window. Extractor.

Bedroom 2

12'7 x 12'7 (3.84m x 3.84m)

Bay with leaded windows. Exposed beams. Radiator. Recessed downlights. Door to:

Bedroom 3

8'3 x 7'8 (2.51m x 2.34m)

Opaque window. Radiator. Exposed beams. Recessed downlighters.

Bathroom:

Tiled floor and walls. Panelled bath with shower hand set. Wash hand basin. low level WC. Recessed down lighters. Heated towel rail. Opaque window. Extractor.

OUTSIDE

Mature Wooded Gardens

Approached by long gravelled private drive with gravelled forecourt providing parking for a number of cars. Large paved terrace. Abundance of mature shrubs and trees.

Two Large Timber Chalets:

Potential for use as guest room/home office/workshop. Electricity connected. Water supply to Chalet 2

Chalet 1./ Potential Home Office. 15'6" x 15'6" (4.72m x 4.72 m)

Chalet 2. / Potential Guest Room. 15'6" x 15'6" (4.72m x 4.72m) . Plus Kitchen 7'9 x 5'3. with sink and fitted cupboards. Shower Room with shower cubicle, wash basin & W.C.

Parking Area for Several Cars:

Services

Mains water, electricity and gas. Septic tank drainage.

Council Tax

Band G. Currently payable £3,425.85 per annum.

EPC:

Energy Rating - B

Agents Note

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk



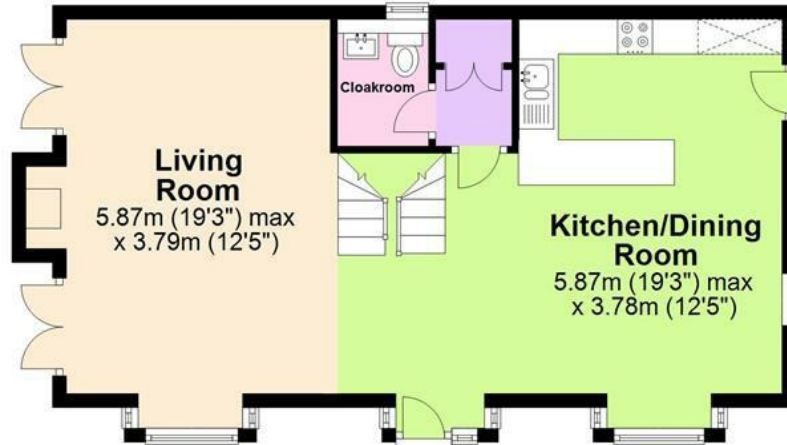






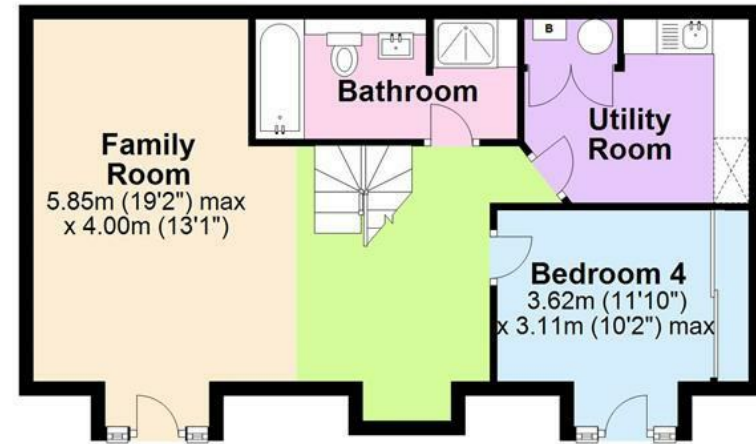
Ground Floor

Main area: approx. 66.5 sq. metres (716.3 sq. feet)
Plus outbuildings, approx. 39.1 sq. metres (420.5 sq. feet)



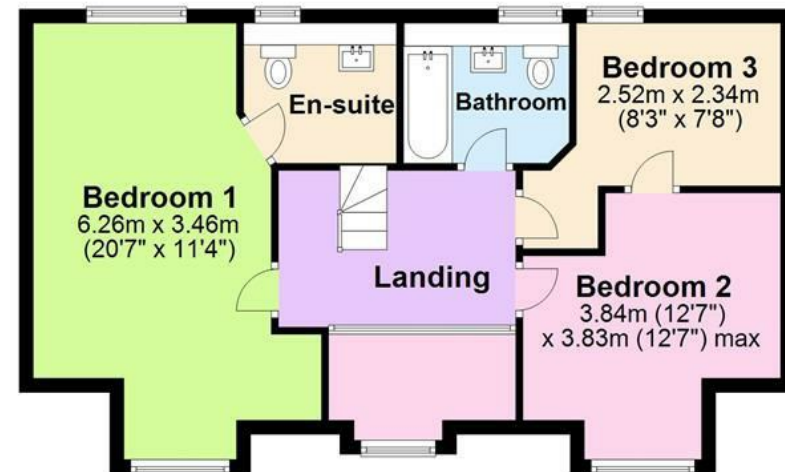
Lower Ground Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



Main area: Approx. 185.2 sq. metres (1993.9 sq. feet)

Plus outbuildings, approx. 39.1 sq. metres (420.5 sq. feet)

Identification Purposes only. Not to scale.

Plan produced using PlanUp.