



205 Marshalswick Lane, St. Albans, AL1 4XA

Guide price £995,000 Freehold



## 205 Marshalswick Lane

St. Albans, AL1 4XA

A delightful semi-detached house located on a highly sought-after lane in the Marshalswick area of St Albans. Offering bright and spacious accommodation with superb potential to extend to the side and rear, benefiting from a beautiful 135ft rear garden and a complete onward chain.

A part-glazed front door opens into a useful entrance porch which leads into a welcoming hallway with stairs to the first floor and doors to rooms. The generous lounge has an attractive fireplace and a large window overlooking the impressive rear garden. A door leads into the comfortable dining room with sliding patio doors to the garden and a door into the garden room/guest bedroom with French doors to the rear. The fitted kitchen has a range of wall and base units with worktops above, a useful larder and a door leading out to the side of the house.

The spacious first floor landing enjoys two windows to the front, an airing cupboard housing the hot water cylinder and doors to rooms. The master bedroom overlooks the rear garden, has a range of fitted wardrobes and a convenient basin. The second bedroom also overlooks the garden and has a range of fitted wardrobes and there's a well-proportioned third bedroom. A family bathroom with a bath, basin and W.C. concludes the first floor.

Externally there is a driveway for a number of cars leading to a garage with an electric up and over door and a utility room behind with light and power points. There's a variety of mature bushes, shrubs and trees providing seclusion from the pavement. To the rear is a fabulous 135ft private rear garden with a generous patio area providing a wonderful entertaining area which leads to a generous lawn with delightful mature borders and an extensive range of flower, shrubs and trees.

Marshalswick Lane is a popular road superbly located within walking distance of the train station, The Wick park, the shops and services at the Quadrant and excellent local schooling including Sandringham & Beaumont.





## ACCOMMODATION

### Porch

9'8 x 5'1 (2.95m x 1.55m)

### Entrance Hall

16'0 x 6'0 (4.88m x 1.83m)

### Lounge

17'7 x 16'0 (5.36m x 4.88m)

### Dining Room

15'8 x 9'5 (4.78m x 2.87m)

### Kitchen

16'0 x 9'0 (4.88m x 2.74m)

### Garden Room/Guest Bedroom

10'6 x 9'6 (3.20m x 2.90m)

### Shower Room/W.C.

## FIRST FLOOR

### Landing

### Bedroom 1

14'4 x 12'0 (4.37m x 3.66m)

### Bedroom 2

12'0 x 10'8 (3.66m x 3.25m)

### Bedroom 3

9'0 x 7'8 (2.74m x 2.34m)

### Bathroom

## OUTSIDE

### Front Garden

### Rear Garden

135 (41.15m)

### Garage

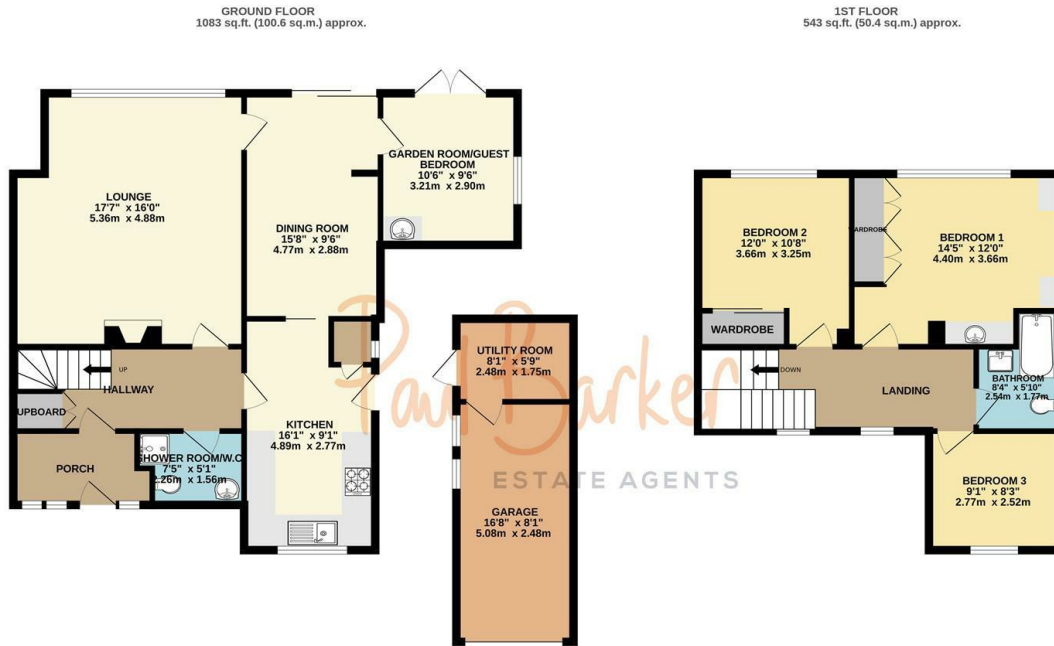
16'8 x 8'1 (5.08m x 2.46m)

### Utility Room

8'1 x 5'9 (2.46m x 1.75m)



## Floor Plan



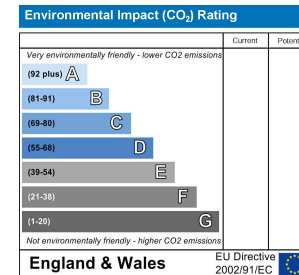
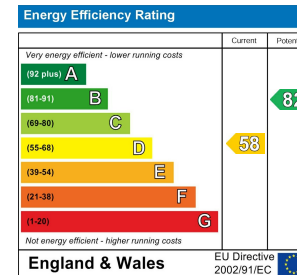
TOTAL FLOOR AREA : 1626 sq.ft. (151.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

**Paul Barker**  
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