



60 Marshalswick Lane, St. Albans, AL1 4XF

Guide price £2,500,000 Freehold





A skilfully extended and beautifully presented six bedroom, five bathroom detached family home on a 0.38acre plot, benefiting from 11 solar panels with 6kw storage battery, a spectacular 200ft south facing garden with a self-contained detached outbuilding. This smart home is future proofed with a fully integrated server including CCTV and Cat6 cabling throughout. Located in Marshalswick close to the Quadrant shopping parade including an M&S food hall and approx. 645meters from the 'outstanding' Sandringham secondary school.

This impressive home begins with a covered porch and part-glazed front door into a grand entrance hall with a part-vaulted ceiling, parquet flooring, convenient cloakroom and a bespoke turning staircase to the first floor. Double doors lead into the comfortable dual aspect lounge with a central fireplace with log burner. The striking 'heart of the home' kitchen/dining/family room enjoys three sets of French doors to the rear garden and a hand painted quality kitchen with sociable island unit/breakfast bar. Doors lead to a state of the art cinema room with wall mounted projector and concealed ceiling speakers. In addition there's a peaceful study, utility room with courtesy door to the side of the house and the integral garage with up and over door.

The substantial landing has a hatch to the loft and doors to rooms. The principle bedroom boasts a wonderful vaulted ceiling, sliding patio doors to a covered balcony, a dressing area with fitted wardrobes and four piece en-suite with a roll-top bath. There are five further well-proportioned bedrooms, two of which enjoy en-suites and a four piece family bathroom.

Externally a mature hedge and sweeping walls provide seclusion from the pavement leading to a driveway offering ample parking for 5+ cars. The simply stunning rear garden has a curved patio, ideal for entertaining with a pathway and extensive lawn. There's a detached garden room/office with vaulted ceiling, kitchenette and shower room







**ACCOMMODATION**

**Entrance Hall**

**Cloakroom/W.C.**

**Lounge**

17'11 x 12'6 (5.46m x 3.81m)

**Kitchen/Dining/Family Room**

30'8 x 18'4 (9.35m x 5.59m)

**Cinema Room**

15'9 x 12'1 (4.80m x 3.68m)

**Study**

8 x 7'11 (2.44m x 2.41m)

**Utility Room**

12'1 x 6'3 (3.68m x 1.91m)

**Garage**

17 x 11'6 (5.18m x 3.51m)

**FIRST FLOOR**

**Landing**

**Principle Bedroom**

20'6 x 15'6 (6.25m x 4.72m)

**Dressing Area**

**En-Suite**

**Bedroom 2**

17'11 x 17'1 (5.46m x 5.21m)

**En-Suite**

**Bedroom 3**

17 x 12'6 (5.18m x 3.81m)

**En-Suite**

**Bedroom 4**

12'7 x 10'5 (3.84m x 3.18m)

**Bedroom 5**

11'5 x 10'7 (3.48m x 3.23m)

**Bedroom 6**

12'8 x 7'4 (3.86m x 2.24m)

**Bathroom**

**OUTSIDE**

**Frontage**

**Rear Garden**

200 (60.96m)

**Garden Room/Office**

22'3 x 11'9 (6.78m x 3.58m)

**Shower Room**





## Floor Plan



Total area: approx. 350.7 sq. metres (3775.3 sq. feet)  
Disclaimer: Floor plan is for marketing purposes only and is to be used as a guide. - SMM Studio  
Plan produced using PlanIt.

## 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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## Area Map



## Energy Efficiency Graph

