



121 Marshalswick Lane, St. Albans, AL1 4UX

Guide price £1,400,000 Freehold



## 121 Marshalswick Lane

St. Albans, AL1 4UX

An attractive 1930's four bedroom detached house positioned on a generous plot with a wonderful 130ft rear garden with an impressive garden room/home office with light and power. Superbly located within 588 meters of the Outstanding Sandringham Senior school.

The accommodation begins with a welcoming entrance hall with stairs to the first floor and doors to rooms including a comfortable bay-fronted lounge with feature log burner. The sociable kitchen/diner provides a wonderful space with a quality kitchen including a breakfast bar area and leads to a convenient utility area and conservatory with delightful views of the garden. There's a useful study, wet room with walk-in shower, basin and W.C. and there's integral access to the garage with double doors to the front. The first floor landing leads to the master bedroom at the rear of the house with a built-in wardrobe. There are three further well-proportioned bedrooms and two stylish bathrooms.

Externally, a generous driveway provides parking for multiple cars with an ever green hedge offering screening from the pavement. To the rear is a magnificent 130ft rear garden with an extensive patio area, ideal for entertaining. A pathway leads the length of the generous lawn with established bushes and plants to each side with a further patio area at the rear and a quality garden cabin with light and power points.

Marshalswick Lane is one of the most sought after addresses in Marshalswick area of St Albans superbly located within walking distance of the thriving shops and services at the Quadrant and excellent local schooling including Sandringham & Wheatfields and the green space of The Wick park.





## ACCOMMODATION

Entrance Hall

Living Room

13'11 x 12 (4.24m x 3.66m)

Kitchen

16'4 x 8'4 (4.98m x 2.54m)

Diner

11'7 x 10 (3.53m x 3.05m)

Conservatory

11'7 x 8'4 (3.53m x 2.54m)

Study

8'1 x 6'6 (2.46m x 1.98m)

Wet Room

Garage

10'10 x 8'2 (3.30m x 2.49m)

## FIRST FLOOR

Bedroom 1

12 x 10 (3.66m x 3.05m)

Bedroom 2

9'8 x 8'8 (2.95m x 2.64m)

Bedroom 3

8'8 x 8 (2.64m x 2.44m)

Bedroom 4

8'8 x 7'10 (2.64m x 2.39m)

Bathroom 1

Bathroom 2

## OUTSIDE

Frontage/Parking

Rear Garden

130 (39.62m)

Garden Room/Home Office

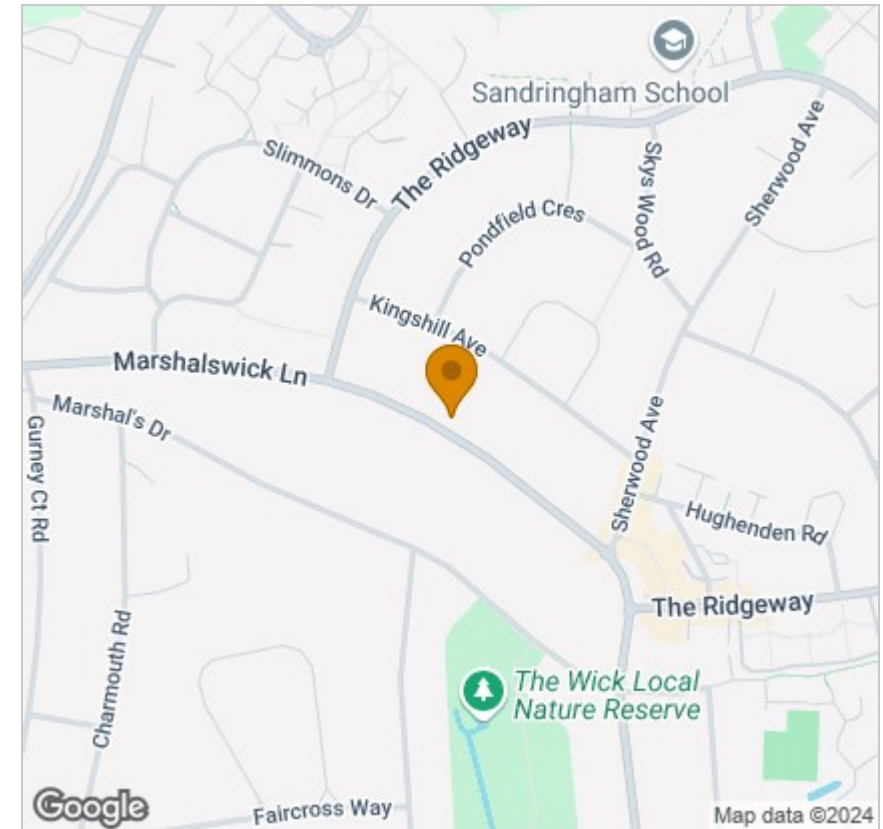
16'7 x 12'8 (5.05m x 3.86m)



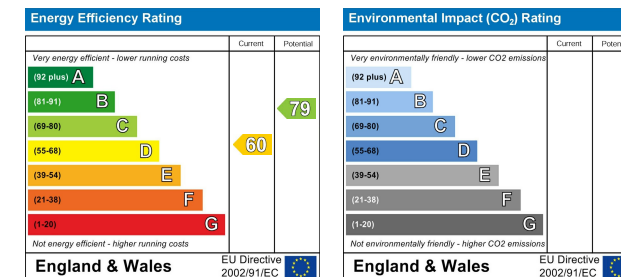
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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*  
ESTATE AGENTS