



63 Marconi Way, St. Albans, AL4 0JG

Guide price £840,000 Freehold



## 63 Marconi Way

St. Albans, AL4 0JG

An attractive double fronted detached house nestled in a quiet position within a sought-after location close to the outstanding Beaumont & Nicholas Breakspear senior schools and offered with the benefit of no upper chain.

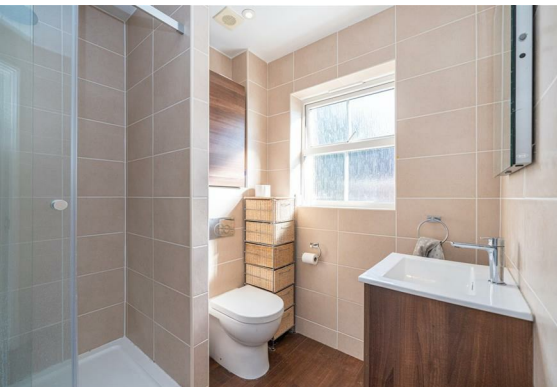
The accommodation begins with a covered porch with a part glazed front door into a welcoming entrance hall with stairs to the first floor, a convenient cloakroom/W.C., and doors to rooms. The bright and spacious dual aspect lounge benefits from a bay window to the front, sliding patio doors to the rear garden and a central fireplace. The kitchen/breakfast room offers a range of wall and base units with work tops above incorporating a sink with mixer tap and a combination of integrated and freestanding appliances. A door leads to a delightful part-brick built conservatory with windows to three sides and double doors to the garden. There's also a flexible family room which could be used as a dining room or opened through into the kitchen for a more open-plan configuration.

The first-floor landing has an airing cupboard, hatch to the loft and doors to rooms. The master bedroom benefits from a range of fitted wardrobes and an updated en-suite shower room. There are three further well-proportioned bedrooms and a family bathroom suite.

Externally there's a pleasant low-maintenance frontage and a double length driveway for two cars leading to a garage with a courtesy door to the rear. The rear garden is mainly laid to lawn with a patio to the rear and a generous wooden shed.

Marconi Way is situated on the east side of St Albans. The property is located within approx. 614 metres of the Outstanding Beaumont secondary school and near the extensive, established green space/woodland of Highfield Park. There is a busy local shopping parade a family friendly pub close to hand along with excellent bus routes and the Alban Way to the mainline station into St Pancras International and superb links to the motorway network.





## ACCOMMODATION

Entrance Hall

Lounge

23'3 x 10'8 (7.09m x 3.25m)

Conservatory

11'9 x 11'7 (3.58m x 3.53m)

Family Room

11'11 x 8'8 (3.63m x 2.64m)

Kitchen/Breakfast Room

14'10 x 10'8 (4.52m x 3.25m)

W.C.

FIRST FLOOR

Landing

Bedroom

10'10 x 10'5 (3.30m x 3.18m)

En-Suite

Bedroom

12'11 max x 8'11 (3.94m max x 2.72m)

Bedroom

10'5 x 8'11 (3.18m x 2.72m)

Bedroom

10'2 x 8'5 (3.10m x 2.57m)

Bathroom

OUTSIDE

Frontage

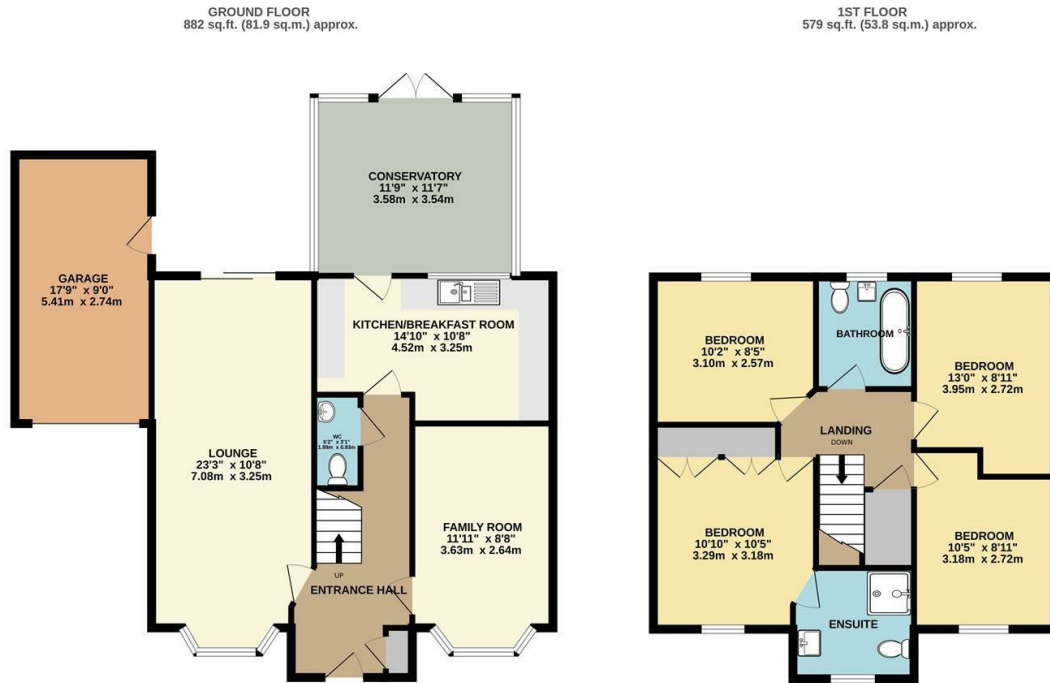
Rear Garden

40 (12.19m)

Garage

17'9 x 9'0 (5.41m x 2.74m)

## Floor Plan



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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## 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

