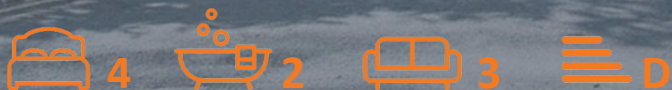




25 Marlborough Gate, St. Albans, AL1 3TX

Guide price £1,500,000 Freehold



Paul Barker
ESTATE AGENTS

25 Marlborough Gate

St. Albans, AL1 3TX

A wonderful opportunity to acquire this spacious four-bedroom semi-detached home, ideally situated in a peaceful close just moments from the mainline train station with direct links to St Pancras International, as well as the vibrant city centre. Offered with no onward chain, the property also presents superb potential for extension (subject to planning permission).

Upon entering, a part-glazed front door opens into an impressive entrance hallway with a vaulted ceiling, creating a bright and welcoming first impression. The generous lounge enjoys a large rear-facing window, a charming feature fireplace, and double doors leading seamlessly into the spacious kitchen/dining room—the true heart of the home. This open-plan space benefits from a bright dual aspect, double doors opening onto the rear garden, a well-appointed fitted kitchen with integrated appliances, and a breakfast bar area. Additional doors lead to a practical utility room and a convenient downstairs W.C., while a versatile family room provides an additional reception space, ideal for a home office, playroom, or snug.

Upstairs, the generous first-floor landing includes a loft hatch and access to all bedrooms. The principal bedroom features fitted wardrobes and excellent eaves storage, while the second bedroom enjoys a dual aspect and its own en-suite shower room. Two further well-proportioned bedrooms are complemented by a stylish family bathroom.

Externally, the property offers off-street parking for three cars and gated side access. The private south-facing rear garden is a tranquil retreat, with a patio area leading to a lawn, bordered by mature evergreen trees for year-round seclusion.

Located in the coveted Marlborough Gate, where properties rarely become available, this home offers the perfect balance of convenience and tranquillity—within easy reach of excellent transport links, shops, schools, and parks.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

28'4 x 11'11 (8.64m x 3.63m)

Utility

Lounge

17'11 x 11'11 (5.46m x 3.63m)

Family Room

16'0 x 8'1 (4.88m x 2.46m)

W.C.

FIRST FLOOR

Landing

Bedroom

15'7 x 12'11 (4.75m x 3.94m)

Bedroom

11'11 x 10'5 (3.63m x 3.18m)

En-Suite

Bedroom

11'11 x 10'5 (3.63m x 3.18m)

Bedroom

9'2 x 8'5 (2.79m x 2.57m)

Bathroom

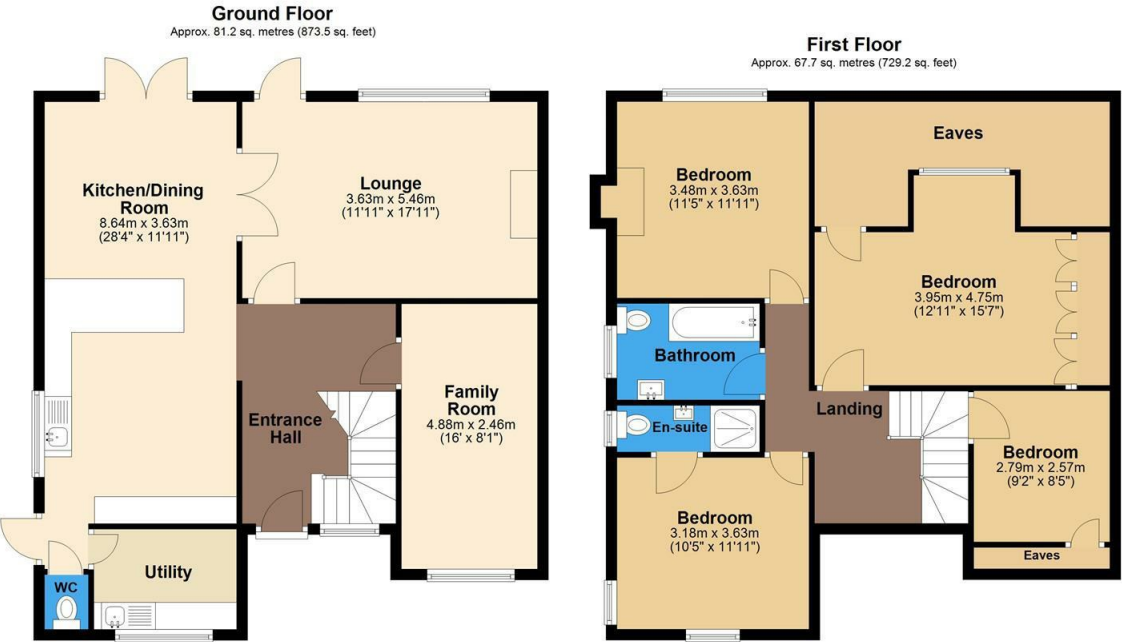
OUTSIDE

Frontage

Rear Garden

62'4" (19)

Floor Plan



Total area: approx. 148.9 sq. metres (1602.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

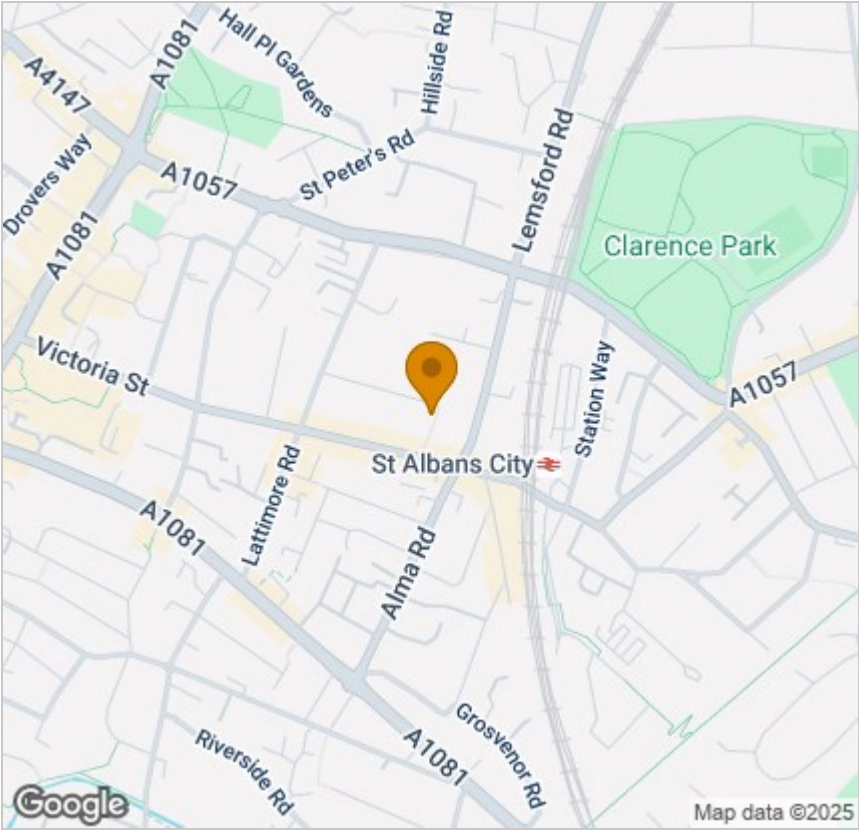
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

