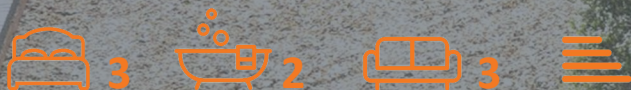




8 Queens Crescent, St. Albans, AL4 9QG

Guide price £975,000 Freehold





## 8 Queens Crescent

St. Albans, AL4 9QG

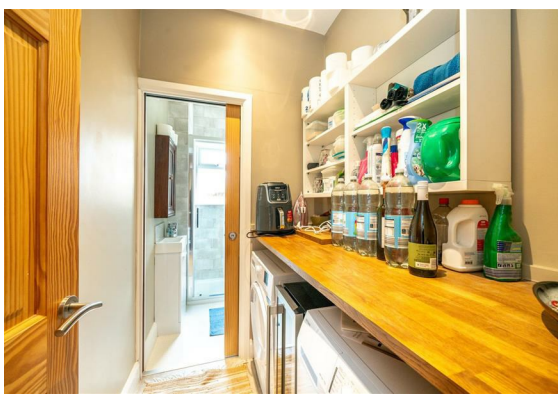
Ideally situated just 403 meters from the highly acclaimed Outstanding Sandringham Secondary School, this attractive Nash-built semi-detached home has been enhanced with a side and rear ground-floor extension. Offering superb scope for further expansion to the side, rear, and into the loft (subject to planning permission), this property presents an outstanding opportunity for a growing family.

Upon entering, you are welcomed by a spacious hallway with a staircase to the first floor and access to key living areas. A convenient utility room leads to a stylish downstairs shower room, while the comfortable lounge features a charming bay window and warm wood flooring. The generously proportioned dining room enjoys double doors opening onto the rear garden and connects seamlessly to the modern kitchen, which boasts a range of wall and base units along with integrated appliances. The family room provides a wonderful space to relax, with additional double doors leading to the rear garden.

Upstairs, the landing offers access to the loft and leads to three well-proportioned bedrooms. Both double bedrooms benefit from fitted wardrobes, while the third bedroom is equally versatile. The modern bathroom is beautifully appointed with a sleek, wet-room-style walk-in shower, basin, and W.C.

Externally, a sweeping driveway provides ample off-street parking and leads to a useful garden store. A gated side entrance offers access to the wonderfully private, south-facing rear garden. Designed for both relaxation and entertaining, the garden features an extensive patio area leading to a lush lawn, bordered by mature plants and trees. At the rear, a charming garden room/home office with double-glazed windows, lighting, and power offers additional versatile space.

Queens Crescent is one of the most sought-after addresses in Marshalswick, St Albans. Ideally positioned within walking distance of the Quadrant shopping area, excellent local schools including Sandringham and Wheatfields







## ACCOMMODATION

### Entrance Hall

### Lounge

13'1 x 11'9

### Family Room

15'11 x 10'7 (4.85m x 3.23m)

### Dining Room

17'5 x 11 (5.31m x 3.35m)

### Kitchen

8'8 x 6'11 (2.64m x 2.11m)

### Utility

### Shower Room

### Store

11'4 x 6'6 (3.45m x 1.98m)

## FIRST FLOOR

### Landing

### Bedroom

13'2 x 10'5 (4.01m x 3.18m)

### Bedroom

11'1 x 10'4 (3.38m x 3.15m)

### Bedroom

10'1 x 6'9 (3.07m x 2.06m)

### Shower Room

## OUTSIDE

### Frontage

### Rear Garden

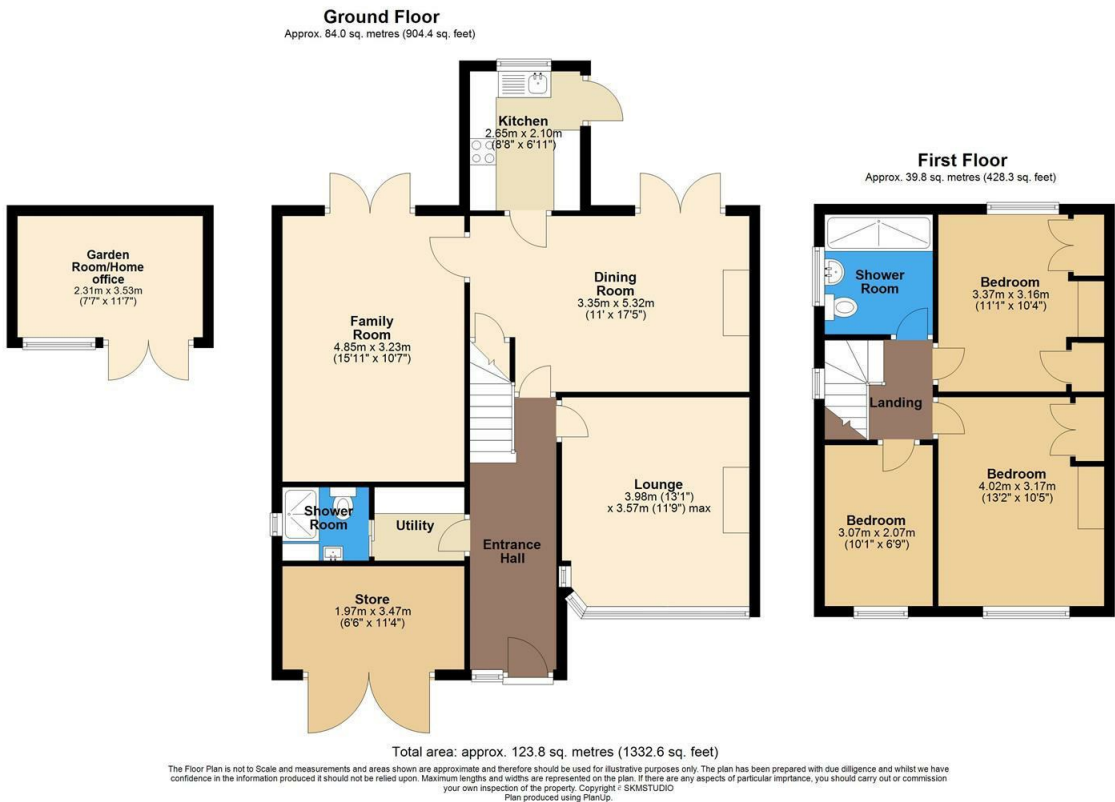
80 (24.38m)

### Garden Room/Home Office

11'7 x 7'7 (3.53m x 2.31m)



Floor Plan



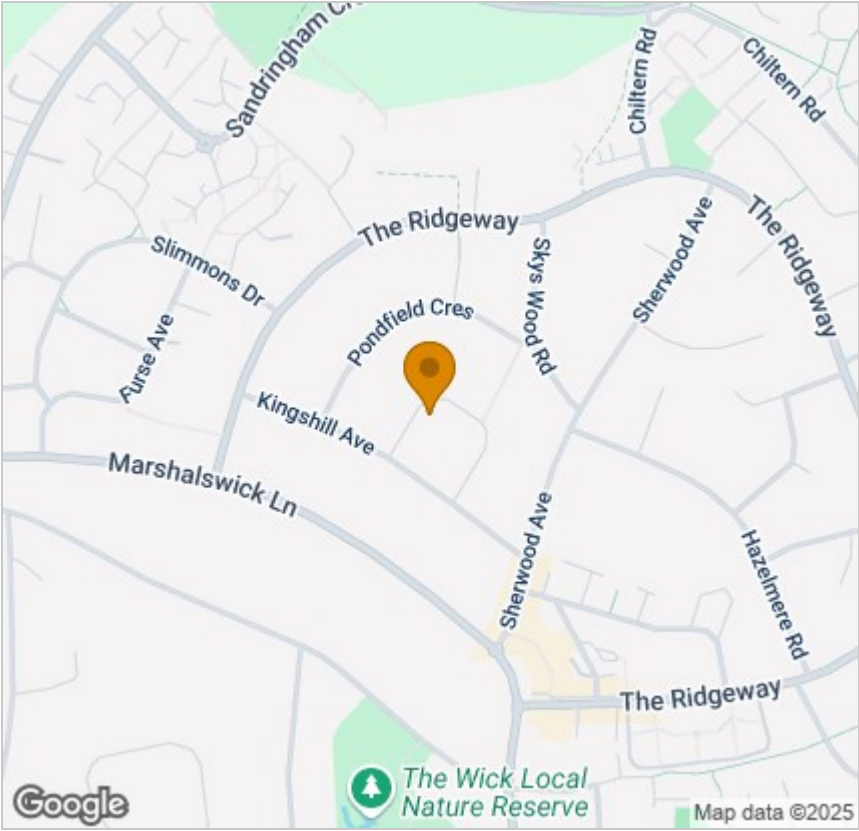
Viewing

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



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