



## The Ridgeway, St Albans, AL4 9PS

An imposing and well-presented four double bedroom detached family home, which is situated in a prestigious Marshalswick location on The Ridgeway. The property is ideally located only a short distance from the highly rated Sandringham School and several primary schools. There are also a large variety of shopping and leisure amenities available locally at the Quadrant whereas more comprehensive amenities can be found in St Albans vibrant City Centre. You also have the huge benefit of beautiful countryside walks locally with both Jersey Farm Woodland Park and Heartwood Forest.

This fantastic home provides a wealth of bright and spacious accommodation, starting in the large entrance hallway with a bank of full height storage cupboards. From here you access directly to a large dining room and a well-proportioned snug/home office and ground floor W.C. To the rear of the property is a fantastic size dual aspect living room with sliding doors to the garden and a modern kitchen/breakfast room which also opens directly to the garden.

Upstairs you have a sizeable master suite complete with a range of fitted wardrobes and an attractive ensuite shower room. There are three further double bedrooms, one with ensuite facilities and there is a modern family bathroom.

To the front of the property, you have a shingled driveway providing ample off-street parking and access to the garage. To the rear is a well maintained and enclosed garden with a large patio area and well stocked flower beds. The garden has an excellent sunny aspect, ideal for summer barbeques and entertaining.

Although this property already has a vast amount of space there is further potential to extend the property, subject to the relevant planning permissions. Please call in today to view this wonderful family home and to avoid missing out. EPC grade C.



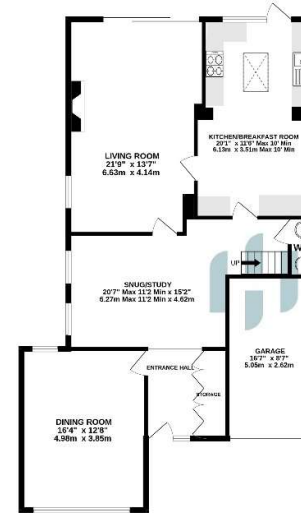


**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA: 2209 sq.ft. (205.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and are intended to be used for general information or reference purposes only. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The smallest, typical and approximate dimensions have not been stated and no guarantee is given for their applicability or reliability, only for their general information.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		73	78
		EU Directive 2002/91/EC	