



HEARTWOOD  
HOMES

# Marshalswick Lane, St. Albans, AL1 4XF

Offers Over £1,500,000

🛏️ 5 🚿 2 🚗 3



Step into this charming 1950s family home, located on the esteemed 'Marshalswick Lane', perfectly set close to a variety of highly sought after primary and secondary schools. With the vibrant Quadrant boasting an array of shops and eateries nearby, and St Albans' historic City Centre just a short jaunt away, convenience is at your doorstep.

This gem of a residence seamlessly blends classic charm with modern flair, ideal for today's families and plenty of space for entertaining.

Pulling up to the house, you're greeted by a beautifully landscaped driveway offering ample parking.

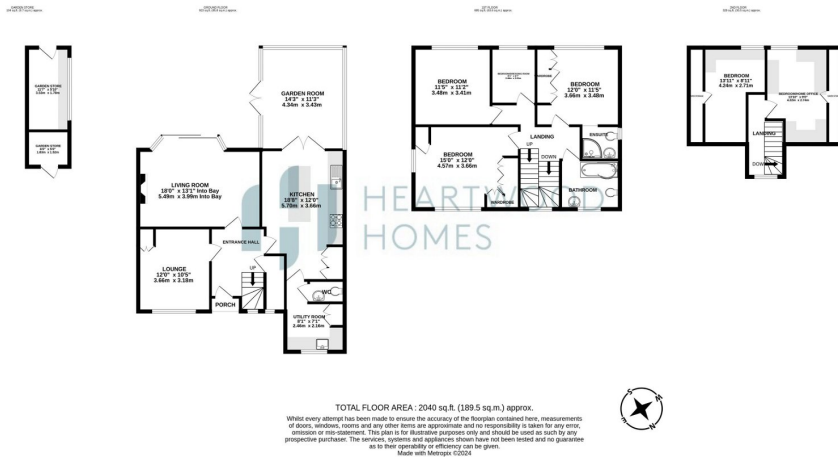
Inside, the adventure begins in the spacious entrance hall, complete with a handy ground floor w.c and utility room. The bright living room, featuring a lovely bay opening to the expansive garden, invites relaxation. Plus, there's a cosy lounge upfront for quieter moments. At the heart of the home lies the contemporary kitchen/dining room, equipped with top-of-the-line fittings, marble countertops, and integrated appliances, flowing effortlessly into a sunlit garden room—perfect for family gatherings.

Upstairs, discover three generously sized double bedrooms and one single bedroom/dressing room, including a master suite with ensuite shower room, and a stylish family bathroom. Venture to the second floor, where two additional rooms await- ideal for home offices or they could be combined to create a further double bedroom.

Outside, the adventure continues with a sprawling rear garden stretching over 200 feet, with a South Westerly aspect . You can relax on the large patio perfect for entertaining or those summer BBQ's, tinker away in the handy garden store/workshop or sit down with a glass of wine alongside the summer house set approximately half way down the garden.

Don't miss out – schedule your viewing for this beautiful family home





- Contemporary kitchen/dining
- Bright living room with room opens to a sunlit garden room.
- Close to highly sought after schooling
- Sprawling rear garden over 200 feet, perfect for outdoor fun.
- Classic charm meets modern living, ideal for family life!
- Welcoming carriage driveway with ample parking.
- Five bedrooms upstairs, including a master suite with ensuite
- Home office and a contemporary bathroom
- Spacious entrance hall with ground floor w.c and utility room.
- EPC Grade C

