



Connells

Marshall Avenue
St. Albans

Marshall Avenue
St. Albans AL3 5HR

for sale offers in excess of
£450,000



Property Description

This good sized three bedroom semi detached family home in need of updating comprises of an entrance hall, spacious lounge, kitchen and bathroom on the ground floor and three bedrooms on the first floor. Externally there is a front garden and a good sized enclosed rear garden.

Marshall Avenue is located in the Bernards Heath area of St Albans ideally situated for highly regarded schools and is within walking distance of the city centre which provides an excellent selection of shopping and leisure facilities as well as a thriving market and mainline railway station with direct access into London St Pancras. CHAIN FREE.

Bedroom Three

11' 5" x 5' 8" (3.48m x 1.73m)
Window to the front.

Front Garden

Laid to Lawn.

Rear Garden

Laid to lawn and part fenced to the borders.

Entrance Hall

Door to the side, stairs to first floor.

Lounge

18' 6" x 11' 5" (5.64m x 3.48m)
Window to the front and side.

Kitchen

10' 11" x 7' 11" (3.33m x 2.41m)
Window and door to the rear.

Bathroom

8' x 7' 5" (2.44m x 2.26m)
Window to the rear.

Landing

Window to the rear.

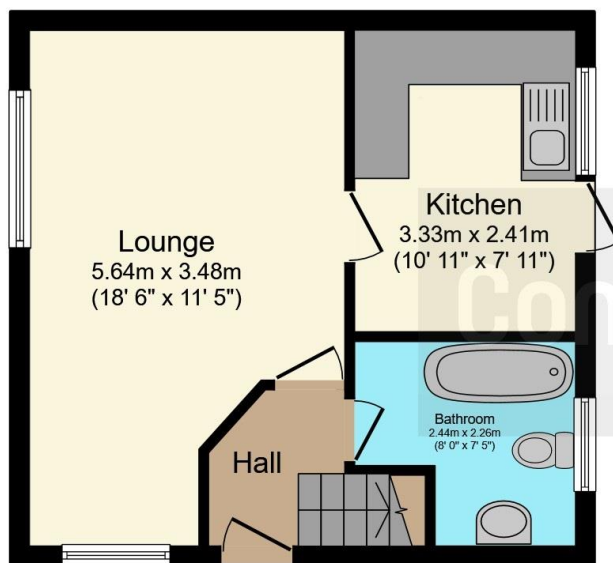
Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)
Window to the front.

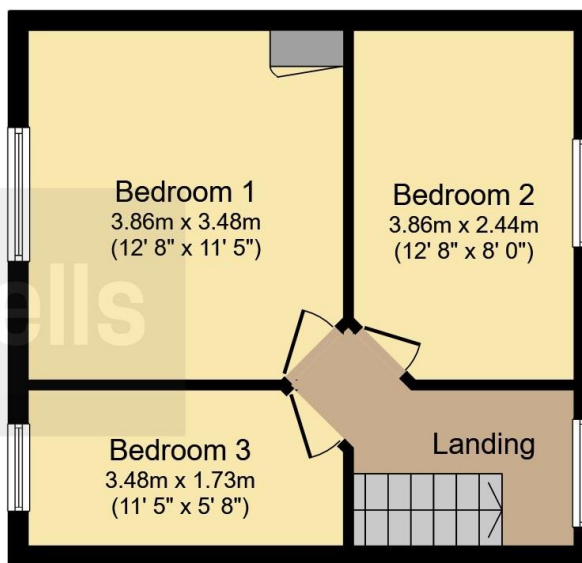
Bedroom Two

12' 8" x 8' (3.86m x 2.44m)
Window to the rear.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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