



87 Marshals Drive St. Albans, AL1 4RD

A detached family home located in one of St Albans more prestigious residential roads offering a tremendous amount of potential for extension and development (STPP). Situated close to excellent schooling, within a few minutes walk of the Quadrant and The Wick, and easy access into the City centre.
CHAIN FREE

All parties interested in making an offer must complete an Informal Form of Tender, which will be provided by the selling agents upon request.

Offers will be required in writing in a sealed envelope and must be delivered or sent the vendors solicitors by Thursday 12th June 2025 at 12.30 pm.

Sale by Informal Form of Tender

Guide price £1,450,000

87 Marshals Drive

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- Set on 0.2 of an acre
- Huge potential for extension and re-development (STPP)
- Close to excellent schooling
- Walking distance to the Quadrant and The Wick
- Easy access to City centre
- Council Tax Band G
- CHAIN FREE
- In the heart of Marshalswick
- Garden to front, rear and side

Entrance Hall

Living Room

20'11" x 14'11" (6.39 x 4.56)

Dining Room

12'5" x 12'1" (3.79 x 3.69)

Kitchen/Breakfast Room

12'2" x 9'4" (3.73 x 2.87)

Pantry

Utility Area

19'8" x 5'10" (6.01 x 1.80)

Bedroom One

15'0" x 11'10" (4.59 x 3.63)

Bedroom Two

12'4" x 12'2" (3.78 x 3.71)

Bedroom Three

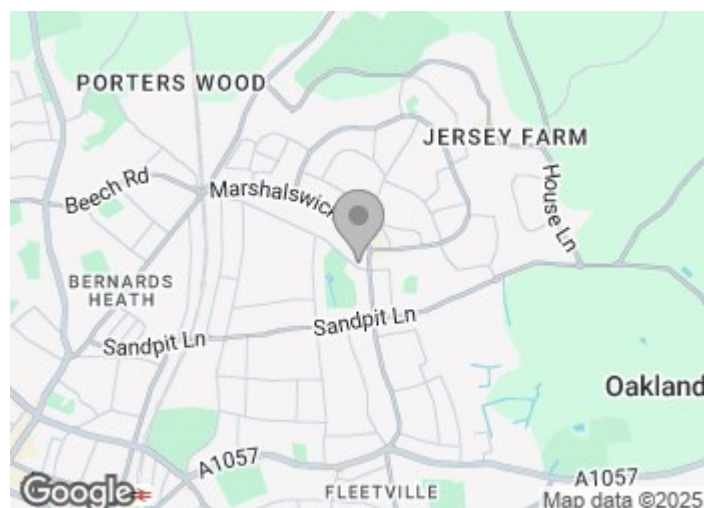
10'0" x 9'4" (3.05 x 2.85)

Cloakroom

Bathroom

Garage

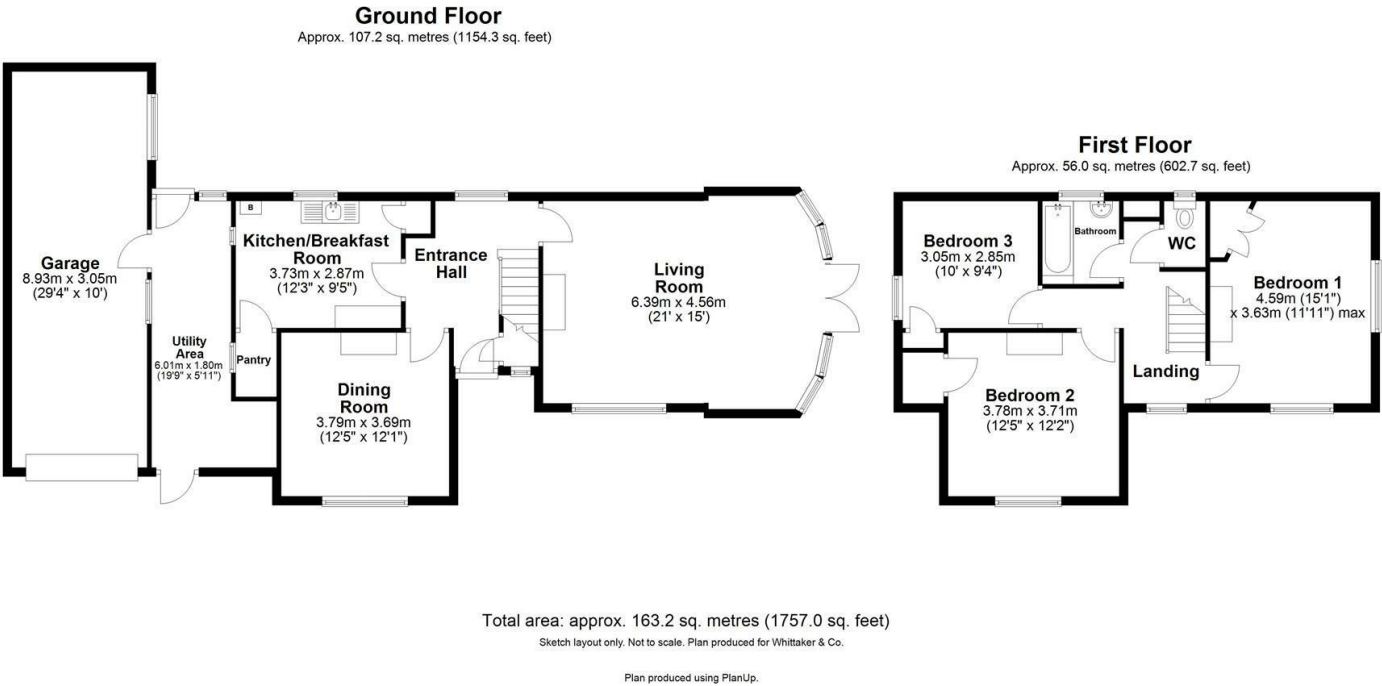
29'3" x 10'0" (8.93 x 3.05)



[Directions](#)



Floor Plan



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.

