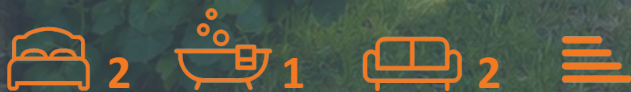




57 Marford Road, St. Albans, AL4 8AX

Guide price £485,000 Freehold



57 Marford Road

St. Albans, AL4 8AX

A charming Victorian cottage located on a popular road in the sought-after village of Wheathampstead. The property offers the rare benefit of a superb garage and attached home office, providing excellent flexibility for modern working/interests.

The attractive extended accommodation begins with a part-glazed front door opens into an entrance porch, with a further door leading into the cosy lounge featuring an exposed brick chimney breast with inset log burner and sash-style window to the front.

A door leads through to the open-plan kitchen/dining room with a part-vaulted ceiling and roof lights allowing natural light to flood the space. A stylish brick chimney breast with inset log burner provides a focal point, while the kitchen is fitted with a range of wall and base units and a mix of integrated and freestanding appliances.

A useful utility room provides additional storage and appliance space, with a courtesy door leading to the rear garden. The ground floor is completed by an attractive bathroom comprising a bath with shower attachment, wash hand basin and WC and window to the rear.

The first floor provides two double bedrooms, the principal bedroom benefiting from a range of fitted wardrobes and the second featuring fitted storage and overlooking the rear garden.

Externally, the attractive rear garden enjoys a wonderful degree of privacy and features a paved patio area, timber shed and charming brick archway leading to the home office, complete with double doors, windows, light, and power. A door from the office leads to an inner lobby providing access to the impressive garage with an electric door, accessed from Necton Road.

Wheathampstead is a highly regarded Hertfordshire village offering a range of shops, cafés, pubs and everyday amenities, together with excellent schooling and picturesque countryside walks. The village enjoys a strong community feel and is conveniently positioned for access to St Albans, Harpenden and surrounding transport links





ACCOMMODATION

Porch

Kitchen/Dining Room

20'2 x 11'0 (6.15m x 3.35m)

Utility

Living Room

13'1 x 11'6 (3.99m x 3.51m)

Bathroom

FIRST FLOOR

Bedroom

11'9 x 11'2 (3.58m x 3.40m)

Bedroom

10'0 x 9'0 (3.05m x 2.74m)

OUTSIDE

Frontage

Rear Garden

Office

14'2 x 9'2 (4.32m x 2.79m)

Garage

15'3 x 13'0 (4.65m x 3.96m)



Floor Plan



Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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

