



Connells

Marshall Avenue
St. Albans



Property Description

This three-bedroom semi-detached home occupies a generous plot with a substantial rear garden backing directly onto open fields, providing a wonderful sense of space, privacy and a semi-rural outlook rarely found so close to the city.

Requiring modernisation throughout, the property offers enormous potential for improvement, extension or reconfiguration (subject to the necessary planning permissions), making it an exciting prospect for families, developers and buyers keen to put their own stamp on a home.

The current accommodation comprises an entrance hallway, spacious living room, kitchen and ground floor shower room, while the first floor offers three well-sized bedrooms.

Outside, the large rear garden presents endless possibilities, whether for entertaining, family life, landscaping or the addition of a garden office, while a private driveway provides off-street parking to the front.

Situated on the ever-popular Marshall Avenue, the property enjoys excellent access to highly regarded local schooling, convenient transport links and nearby shopping facilities at The Quadrant in Marshalswick. St Albans' vibrant city centre, with its excellent selection of restaurants, cafés, boutiques and mainline station, is also within easy reach.

Lounge

17' 11" x 10' (5.46m x 3.05m)

Kitchen

11' x 9' 1" (3.35m x 2.77m)

Bedroom One

17' 11" x 10' 1" (5.46m x 3.07m)

Bedroom Two

10' 9" max x 8' 10" (3.28m max x 2.69m)

Bedroom Three

10' 9" x 6' 1" (3.28m x 1.85m)

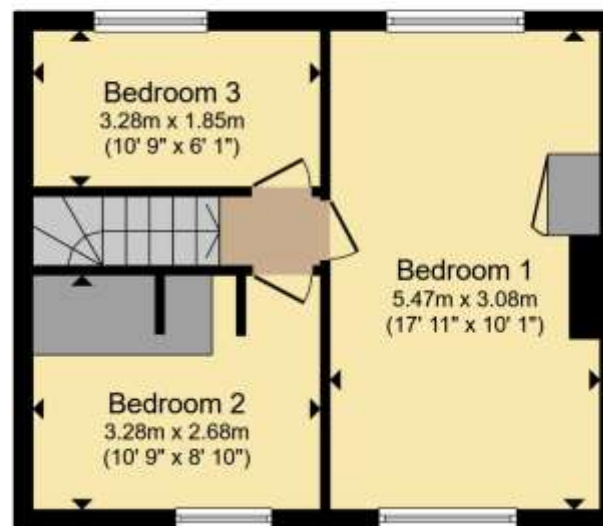








Ground Floor



First Floor

Total floor area 70.7 m² (761 sq.ft.) approx

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.propertybox.io



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38 Chequer Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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