



Connells

The Ridgeway
St. Albans



Property Description

Set within the highly sought-after Marshalswick area of St Albans, this attractive 1930's Nash semi-detached home offers generous living space, a sizeable plot and excellent future potential to extend (subject to the usual planning permissions).

The property features a bright dual-aspect lounge, creating a welcoming and airy living space, while to the rear an extended kitchen/diner provides the ideal hub for family life and entertaining, with views and access out to the garden. A downstairs WC adds everyday convenience. Upstairs are three well-proportioned bedrooms served by a family bathroom, making the layout ideal for growing families.

Externally, the home benefits from a front garden and a particularly large rear garden, offering excellent scope for further extension or landscaping. A garage and off-road parking complete the package.

The Ridgeway is situated in the highly sought after area of Marshalswick in St Albans, renowned for its outstanding schools including Sandringham and Beaumont among others. Close by to local amenities including The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

This really is a superb family home in an excellent location.

Kitchen

16' 1" max x 14' 6" max (4.90m max x 4.42m max)

Lounge

21' 10" max x 10' 10" max (6.65m max x 3.30m max)

WC

Bedroom One

11' max x 11' max (3.35m max x 3.35m max)

Bedroom Two

11' max x 10' 2" max (3.35m max x 3.10m max)

Bedroom Three

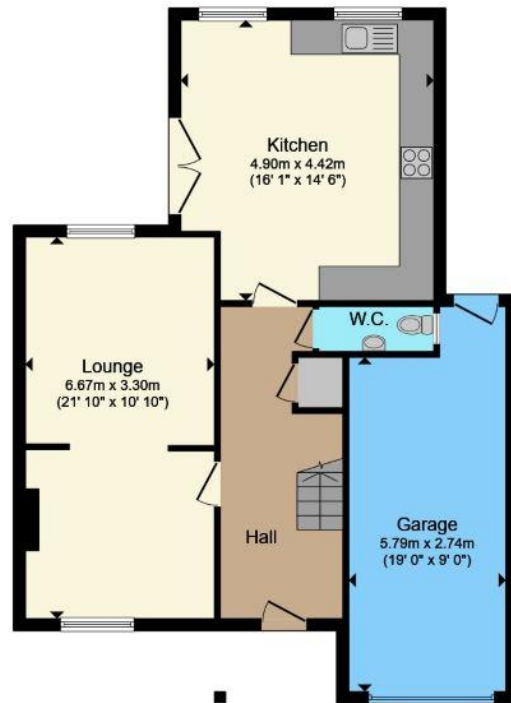
7' max x 6' max (2.13m max x 1.83m max)

Bathroom

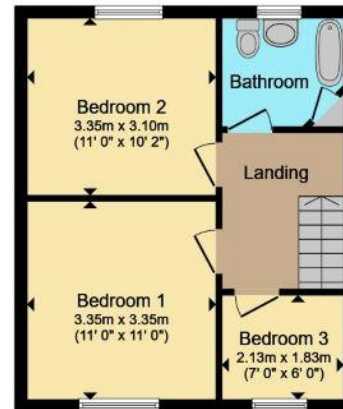
Garage

19' max x 9' max (5.79m max x 2.74m max)





Ground Floor



First Floor

Total floor area 111.6 m² (1,201 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

Connells



To view this property please contact Connells on

T 01727 851 100

E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
ST ALBANS AL4 9RH

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/MWK306175



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK306175 - 0007