



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)

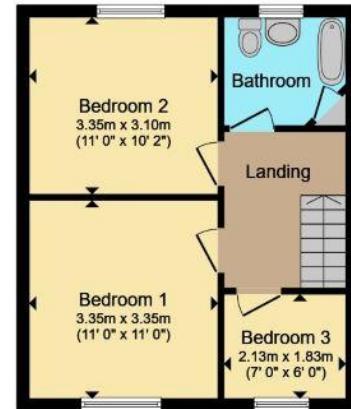
Bathroom**Garage**

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

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EPC Rating: D Council Tax
 Band: E

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Tenure: Freehold



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