



54 Marshals Drive, St. Albans AL1 4RG

St. Albans

Guide Price **£3,500,000**



# 54 Marshals Drive

## St. Albans

Presenting an exceptional opportunity to acquire a truly remarkable six bedroom detached family home, situated on the highly sought-after Marshals Drive, one of St Albans' most prestigious addresses. This impressive residence, available for the first time in over 30 years, offers more than 4,700 sq ft of beautifully maintained and flexible accommodation, perfectly designed for modern family living.

This impressive residence, available for the first time in over 30 years, offers more than 4,700 sq ft of beautifully maintained and flexible accommodation, perfectly designed for modern family living. The property welcomes you with a grand entrance hall that leads to a series of elegantly proportioned reception rooms, each flooded with natural light and finished to an impeccable standard. At the heart of the home lies a stunning contemporary kitchen, thoughtfully designed with high-specification appliances and generous space for both everyday family life and entertaining. Six generous bedrooms are arranged across the upper two floors, including a luxurious principal suite with en-suite bathroom and walk-in dressing room, alongside further well-appointed bedrooms, all with en-suite bathrooms.

The property benefits from a detached double garage (offering secure storage and parking), as well as a substantial driveway with space for multiple vehicles. A state-of-the-art solar system with battery storage enhances the home's eco-credentials, contributing to its impressive EPC B rating. Throughout, the home is presented in beautiful condition, with high-quality finishes and a timeless sense of style, yet still retains exciting potential for further extension or reconfiguration, subject to the relevant consents, allowing purchasers to create their own forever home.



The rear of the property boasts an exceptional south-facing aspect, with a thoughtfully designed patio area and a tranquil water feature, providing an idyllic retreat for relaxation and entertaining. Set well back from the road behind a generous frontage, the property offers a rare sense of privacy and exclusivity. It is perfectly positioned for easy access to St Albans' vibrant city centre, mainline station, the property is also in the catchment area for some of the area's outstanding local schools, making it perfect for families seeking both convenience and a prestigious address. Rarely does a residence of this calibre, in such an enviable location, come to the market, representing a unique opportunity to secure a truly special family home in St Albans.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached 6 bedroom family home
- Detached double garage
- Stunning South facing garden
- Prestigious Marshals Drive location
- EPC B
- Over 4700 sq ft of flexible accommodation
- Solar system with battery storage
- Plot size 0.65 acres
- Chain Free

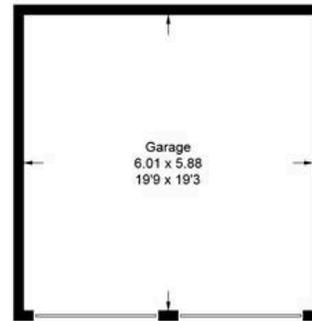




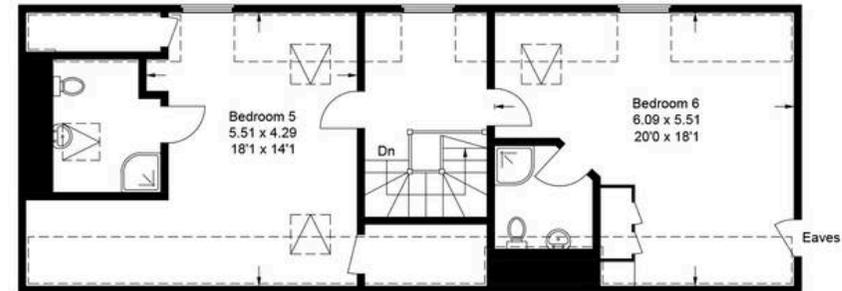
Approximate Gross Internal Area  
 Ground Floor = 171.7 sq m / 1,848 sq ft  
 First Floor = 154.9 sq m / 1,667 sq ft  
 Second Floor = 83.5 sq m / 899 sq ft  
 Garage = 35.4 sq m / 381 sq ft  
 Total = 445.5 sq m / 4,795 sq ft



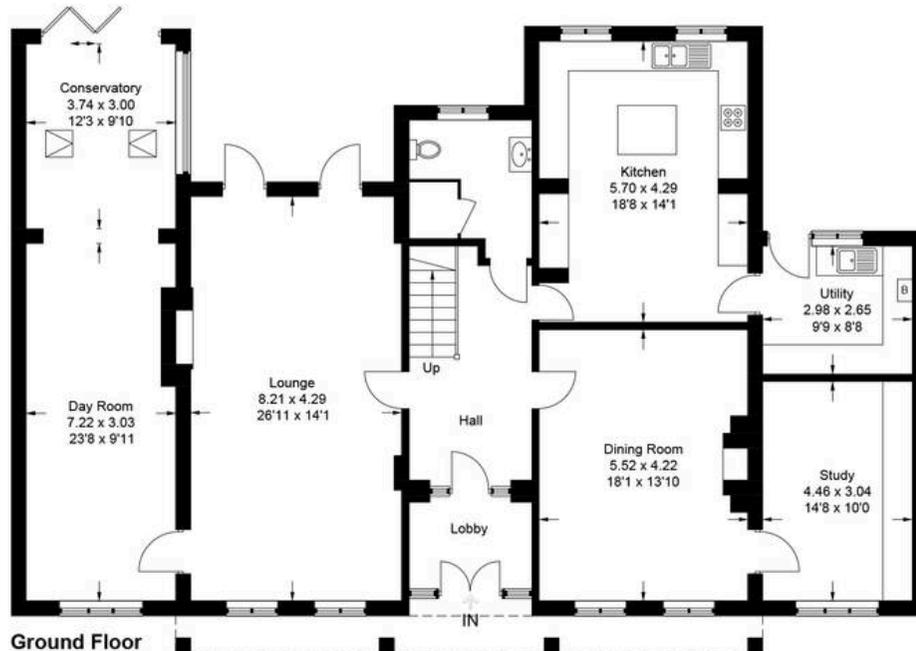
= Reduced headroom below 1.5m / 5'0"



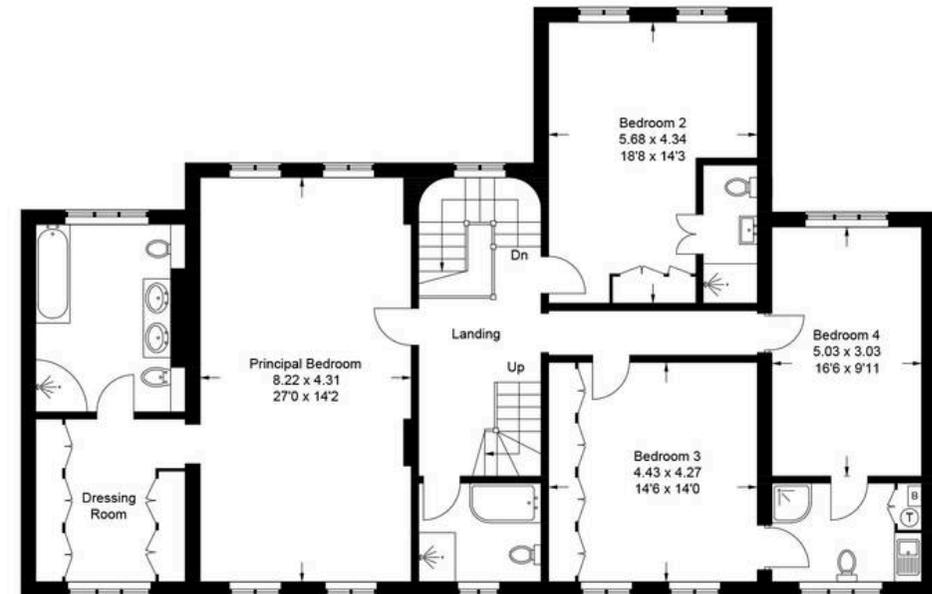
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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