



Connells

Broomleys  
St. Albans



### Property Description

Situated in the highly sought-after Marshalswick area of St Albans, this extended two bedroom semi-detached home offers spacious and versatile accommodation, excellent schooling nearby, and exciting potential for further enlargement (STTP).

The property benefits from both front and rear extensions, creating a particularly impressive extended living room. The kitchen/diner is to the front of the property and then to the rear is the living room which provides a bright and welcoming space ideal for relaxing or entertaining with ample room for family dining and overlooks the private rear garden, making it a wonderful heart of the home. A downstairs wc completes the ground floor. Upstairs, there are two bedrooms along with a well-appointed family bathroom offering practical family living.

Externally, the home enjoys a private rear garden, perfect for outdoor entertaining or family enjoyment, together with a garage and off-road parking to the front.

Ideally positioned for highly regarded local schooling, the property is approximately 0.8 miles from Sandringham School, 1 mile from Wheatfields Junior School and just 0.4 miles from St John Fisher Roman Catholic Primary School, making it an excellent choice for families. With further scope to extend subject to the necessary planning permissions, this is a fantastic opportunity to secure a home in one of St Albans' most desirable residential locations. Early viewing is highly recommended.



## Kitchen

8' 6" max x 6' max ( 2.59m max x 1.83m max )

## Dining Room

11' 1" max x 9' 8" max ( 3.38m max x 2.95m max )

## Living Room

15' 10" max x 10' 1" max ( 4.83m max x 3.07m max )

## Living Room

14' 2" max x 9' 10" max ( 4.32m max x 3.00m max )

## Bedroom One

15' 10" max x 10' 5" max ( 4.83m max x 3.17m max )

## Bedroom Two

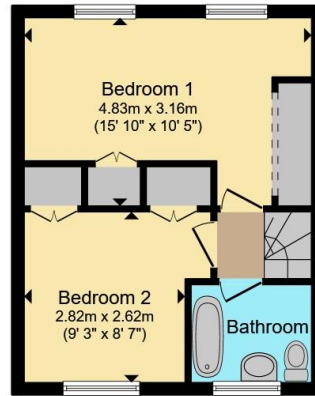
9' 3" max x 8' 7" max ( 2.82m max x 2.62m max )

## Bathroom





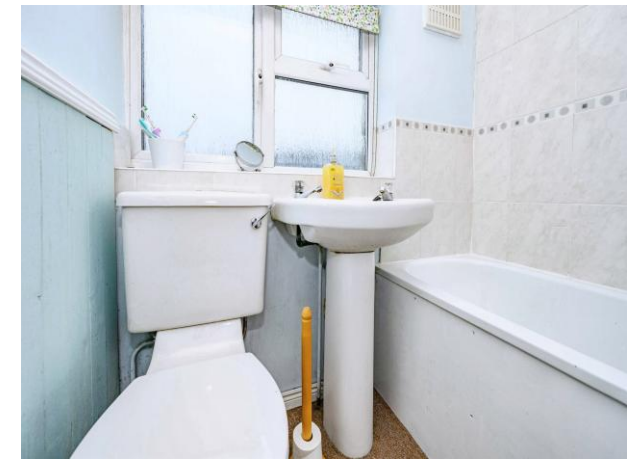
**Ground Floor**



**First Floor**

Total floor area 81.4 m<sup>2</sup> (876 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
Band: D

**view this property online [connells.co.uk/Property/MWK306213](http://connells.co.uk/Property/MWK306213)**

Tenure: Freehold



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