



## 87 Marshals Drive

St. Albans, AL1 4RD

A detached family home located in one of St Albans more prestigious residential roads offering a tremendous amount of potential for extension and development (STPP). Situated close to excellent schooling, within a few minutes walk of the Quadrant and The Wick, and easy access into the City centre.  
**\*\*CHAIN FREE\*\***

All parties interested in making an offer must complete an Informal Form of Tender, which will be provided by the selling agents upon request.

Offers will be required in writing in a sealed envelope and must be delivered or sent the vendors solicitors by Thursday 12th June 2025 at 12.30 pm.

Sale by Informal Form of Tender

**Guide price £1,450,000**

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- Set on 0.2 of an acre
- Walking distance to the Quadrant and The Wick
- CHAIN FREE
- Huge potential for extension and re-development (STPP)
- Easy access to City centre
- In the heart of Marshalswick
- Close to excellent schooling
- Council Tax Band G
- Garden to front, rear and side

## Entrance Hall

## Living Room

20'11" x 14'11" (6.39 x 4.56)

## Dining Room

12'5" x 12'1" (3.79 x 3.69)

## Kitchen/Breakfast Room

12'2" x 9'4" (3.73 x 2.87)

## Pantry

## Utility Area

19'8" x 5'10" (6.01 x 1.80)

## Bedroom One

15'0" x 11'10" (4.59 x 3.63)

## Bedroom Two

12'4" x 12'2" (3.78 x 3.71)

## Bedroom Three

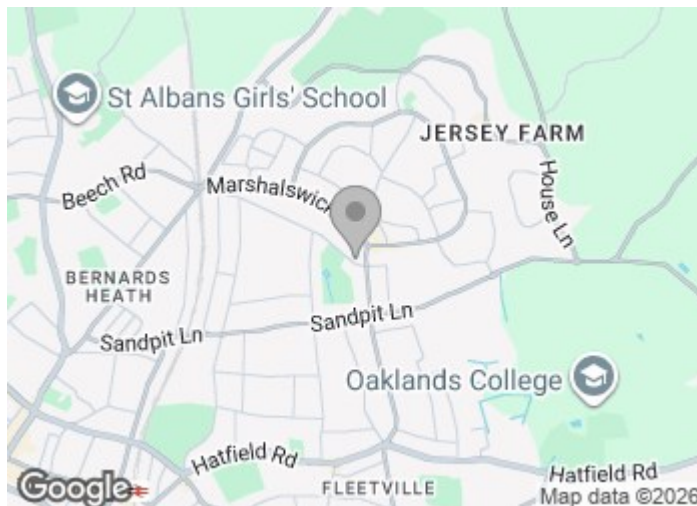
10'0" x 9'4" (3.05 x 2.85)

## Cloakroom

## Bathroom

## Garage

29'3" x 10'0" (8.93 x 3.05)



[Directions](#)



