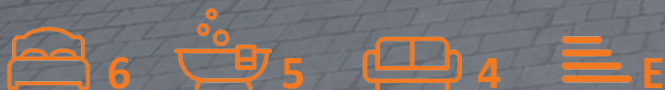




38 Marshalswick Lane, St. Albans, AL1 4XG

Guide price £2,850,000 Freehold



Paul Barker
ESTATE AGENTS

38 Marshalswick Lane

St. Albans, AL1 4XG

A recently constructed six-bedroom detached residence extending to over 4,670 sq ft (433 sq m), ideally positioned on one of Marshalswick's most sought-after residential roads.

Arranged over three floors and finished to an excellent standard throughout, the property features an impressive south-west facing rear garden extending beyond 100 feet, complete with a detached cabin currently used as a home office.

The property opens into a striking entrance hall with a part double-height ceiling, creating a wonderful sense of light and space, with a turning staircase rising to the first floor. The ground floor offers a spacious bay-fronted family room, an impressive lounge with bi-folding doors to the garden, and a superb open-plan kitchen/dining room with high-quality fittings, a central island, and further bi-fold doors opening onto the patio. A utility room, versatile reception room (currently used as a gym), and a cloakroom/WC complete the ground floor.

The first floor provides four generous double bedrooms, all benefitting from en suite bathrooms, including a principal suite overlooking the rear garden with a walk-in dressing room. The second floor offers two further double bedrooms served by a stylish shared bathroom, along with two additional flexible rooms ideal for a study, playroom, or similar use.

Externally, the property is set behind an attractive frontage providing privacy, while the rear garden is beautifully landscaped with a generous patio for entertaining, a well-maintained lawn, and established planting, leading to the detached cabin.

Marshalswick Lane is one of the most sought after addresses in Marshalswick area of St Albans superbly located within walking distance of the thriving shops and services at the Quadrant and excellent local schooling including Sandringham & Wheatfields and the green space of The Wick park.

AI Disclaimer: Some images may be AI-enhanced or virtually staged and may not reflect the property's current condition.





ACCOMMODATION

Entrance Hall

Kitchen/Dining Room

25'2 x 16'11 (7.67m x 5.16m)

Utility

Lounge

24'6 x 12'3 (7.47m x 3.73m)

Family Room

21'8 x 14'8 (6.60m x 4.47m)

W.C.

Gym

15'1 x 11'3 (4.60m x 3.43m)

FIRST FLOOR

Landing

Gallery Ceiling

Bedroom

26'2 x 11'11 (7.98m x 3.63m)

Dressing Room

En-Suite

Bedroom

14'11 x 14'4 (4.55m x 4.37m)

En-Suite

Bedroom

21'0 x 11'0 (6.40m x 3.35m)

En-Suite

Bedroom

19'11 x 12'3 (6.07m x 3.73m)

En-Suite

SECOND FLOOR

Landing

Bedroom

19'11 x 10'7 (6.07m x 3.23m)

Bedroom

19'11 x 10'7 (6.07m x 3.23m)

Study

21'0 x 10'2 (6.40m x 3.10m)

Playroom

12'1 x 8'5 (3.68m x 2.57m)

Shower Room

OUTSIDE

Frontage

Rear Garden

120 (36.58m)









Floor Plan



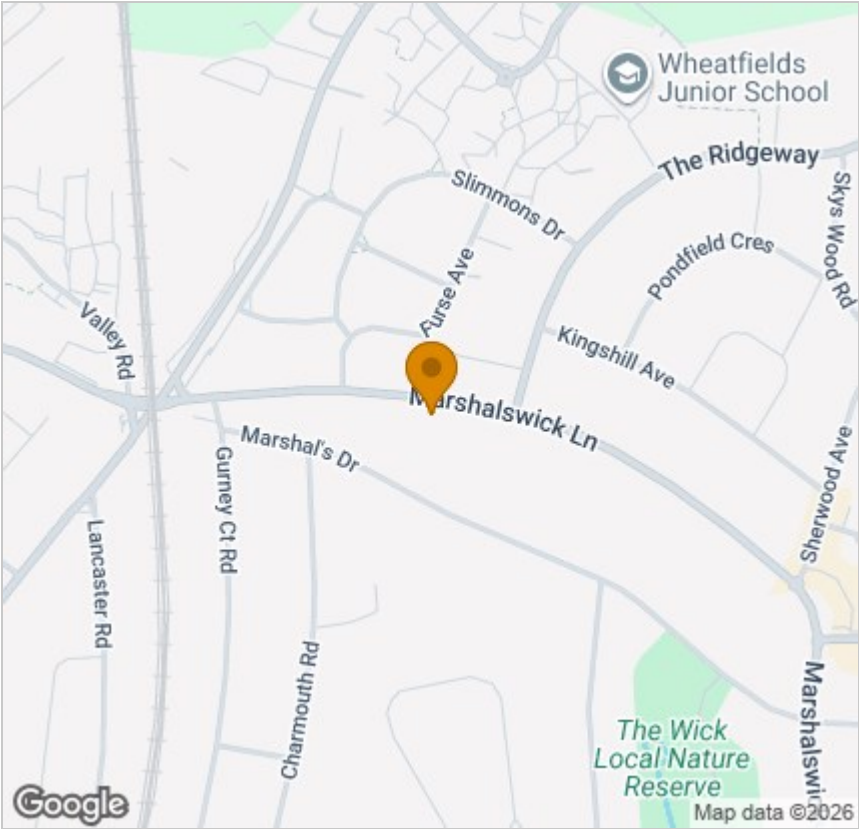
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

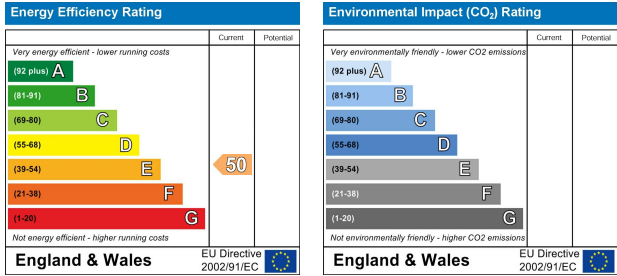
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Area Map



Energy Efficiency Graph



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