



Connells

The Ridgeway
St. Albans



Property Description

The ground floor features a welcoming entrance hall, a bright and spacious living room, a well-appointed kitchen leading into a conservatory overlooking the garden, and a useful cloakroom, along with integral access to the garage.

Upstairs, the home provides five well-proportioned bedrooms across two floors, including a generous principal bedroom with en-suite, complemented by a modern family bathroom.

Externally, the property benefits from off-street parking, garage and a private rear garden, ideal for both relaxing and entertaining.

The Ridgeway is a highly sought-after location within the Marshalswick/Jersey Farm area, well placed for access to St Albans city centre, excellent transport links including St Albans City station (direct to London St Pancras), and outstanding schooling, including Sandringham School located nearby.

A superb opportunity to secure a spacious family home in one of St Albans' most desirable settings.

Lounge

22' 2" x 12' 8" (6.76m x 3.86m)

Kitchen

10' 11" x 8' 7" (3.33m x 2.62m)

Conservatory

9' 2" x 6' 6" (2.79m x 1.98m)

Bedroom One

17' 1" x 11' 9" (5.21m x 3.58m)

Bedroom Two

14' 4" x 10' 1" (4.37m x 3.07m)

Bedroom Three

15' 5" x 11' 9" (4.70m x 3.58m)

Bedroom Four

12' 5" x 8' 5" (3.78m x 2.57m)

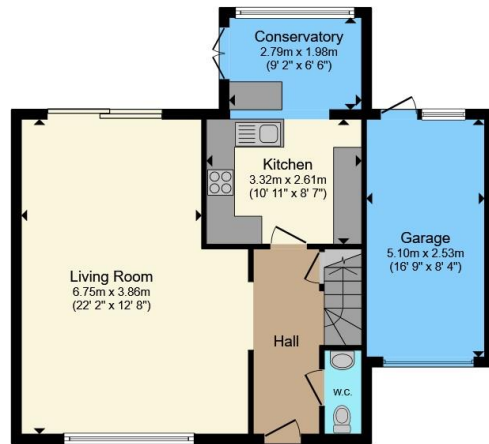
Bedroom Five

9' 5" x 5' 11" (2.87m x 1.80m)

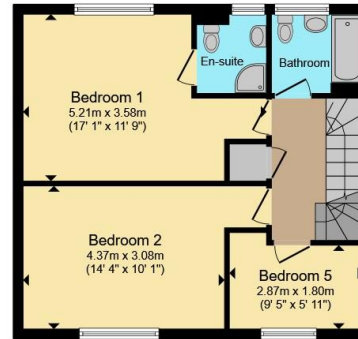




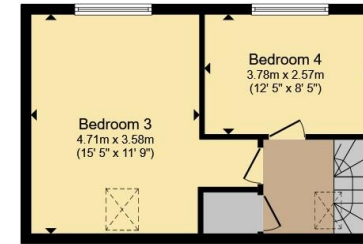




Ground Floor



First Floor



Second Floor

Total floor area 152.1 m² (1,638 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



To view this property please contact Connells on

T 01727 856 781
E stalbens@connells.co.uk

38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/STA317626



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STA317626 - 0003