



Connells

Skys Wood Road
St. Albans



Property Description

Situated in the highly sought-after Marshalswick area of St Albans, this attractive NASH-built three-bedroom semi-detached home offers superb potential to extend (STPP) and is perfectly positioned for highly regarded local schooling and amenities.

This well-proportioned family home features a welcoming entrance hall leading into a bright and spacious lounge, a fitted kitchen, and a separate dining room with doors to the garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, there are three well-sized bedrooms and a family bathroom, offering comfortable living for growing families. Externally, the property benefits from a private rear garden backing directly onto woodland, providing a peaceful and secluded setting. To the front, there is a further garden area along with off-road parking and garage.

The location is a particular highlight, being just 0.1 miles from Sandringham School and within 0.3 miles of both Wheatfields Junior School and St John Fisher Primary School, making it an exceptional choice for families. The Quadrant shopping centre is also close by and St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Offering fantastic scope for enhancement in one of St Albans' most desirable residential areas, this property presents an exciting opportunity to create a long-term family home tailored to your needs.



Entrance Hall

WC

Lounge

12' 11" max x 12' 10" max (3.94m max x 3.91m max)

Dining Room

10' 11" max x 10' 1" max (3.33m max x 3.07m max)

Kitchen

10' 11" max x 8' 8" max (3.33m max x 2.64m max)

Bedroom One

11' 3" max x 10' 11" max (3.43m max x 3.33m max)

Bedroom Two

12' 9" max x 11' 11" max (3.89m max x 3.63m max)

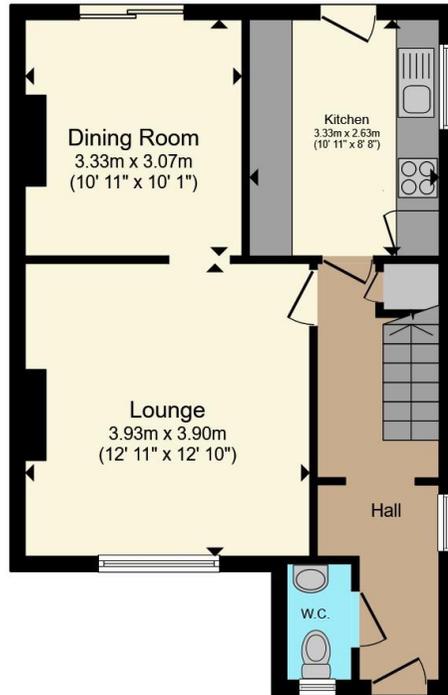
Bedroom Three

9' 5" max x 7' 1" max (2.87m max x 2.16m max)

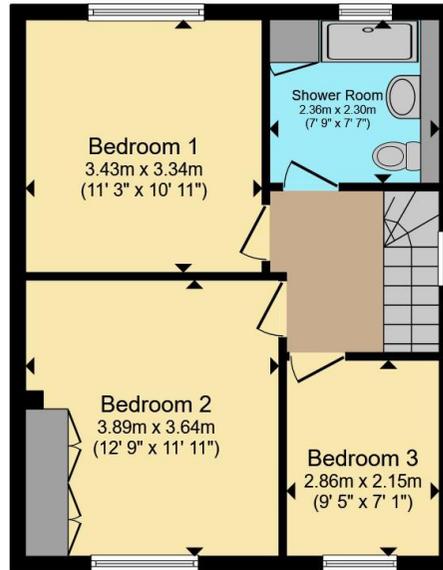
Shower Room

7' 9" max x 7' 7" max (2.36m max x 2.31m max)





Ground Floor



First Floor

Total floor area 90.9 m² (978 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

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EPC Rating: E Council Tax
Band: E

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Tenure: Freehold



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