





Positioned on a highly desirable road, THE RIDGEWAY is located in the MARSHALWICK area of St. Albans, popular with families looking for excellent schools and is served by good shopping amenities through the Quadrant parade of shops. This is an excellent opportunity to purchase a SEMI-DETACHED home requiring full refurbishment with superb scope to extend, subject to the usual consents.

Asking Price: £725,000

The property is offered with no upper chain and vacant possession and, in brief, comprises two reception rooms, kitchen, three bedrooms and family bathroom. There is a pleasant rear garden with front garden, driveway and detached garage.

EPC Rating: TBC
Council Tax Band: E



Collinson
Hall





Entrance Hall

Living Room 3.93m x 3.92m (12'11" x 12'10").

Dining Room 3.31m x 3.09m (10'10" x 10'2").

Kitchen 3.31m x 2.64m (10'10" x 8'8").

Bedroom 1 3.90m x 3.64m (12'10" x 11'11").

Bedroom 2 3.44m x 3.32m (11'3" x 10'11").

Bedroom 3 2.87m x 2.10m (9'5" x 6'11").

Bathroom

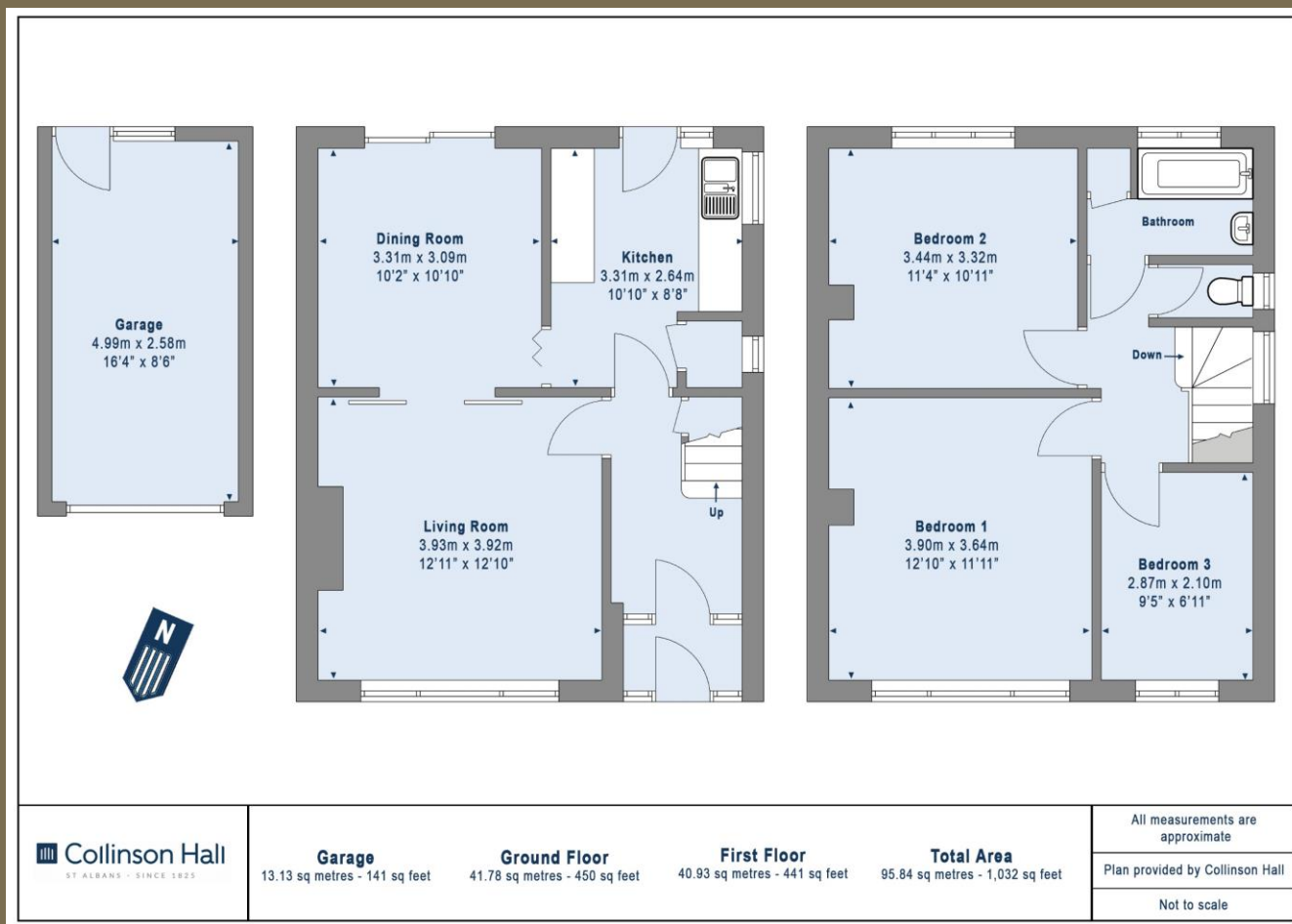
W.C

Garden

Garage 4.99m x 2.58m (16'4" x 8'6").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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