





Offered with **NO ONWARD CHAIN**, is this superb example of an **EXTENDED** semi-detached family home, located within a small **CUL-DE-SAC**, in the sought after area of **MARSHALSWICK** providing access to **EXCELLENT LOCAL SCHOOLING**.

**Guide Price: £900,000**

This wonderful family home offers generous living space arranged over two floors to include on the ground floor, a substantial entrance hall, spacious lounge/diner, kitchen/breakfast room and utility room. The first floor boasts three generous bedrooms, family bathroom and separate WC. There is ample parking to the front with an oversized garage and a beautiful, mature garden to the rear.

Please note, there is existing planning permission to further extend this property, which can be viewed in full on the St Albans Planning Portal using the reference 5/2022/0607.

EPC Rating: D  
Council Tax Band: E





Entrance Hall

Cloakroom

Living/Dining Room 8.00m x 3.97m (26'3" x 13').

Kitchen 4.77m x 3.04m (15'8" x 10').

Utility Room

Bedroom 1 3.88m x 3.47m (12'9" x 11'5").

Bedroom 2 3.99m x 3.47m (13'1" x 11'5").

Bedroom 3 2.76m x 2.32m (9'1" x 7'7").

WC

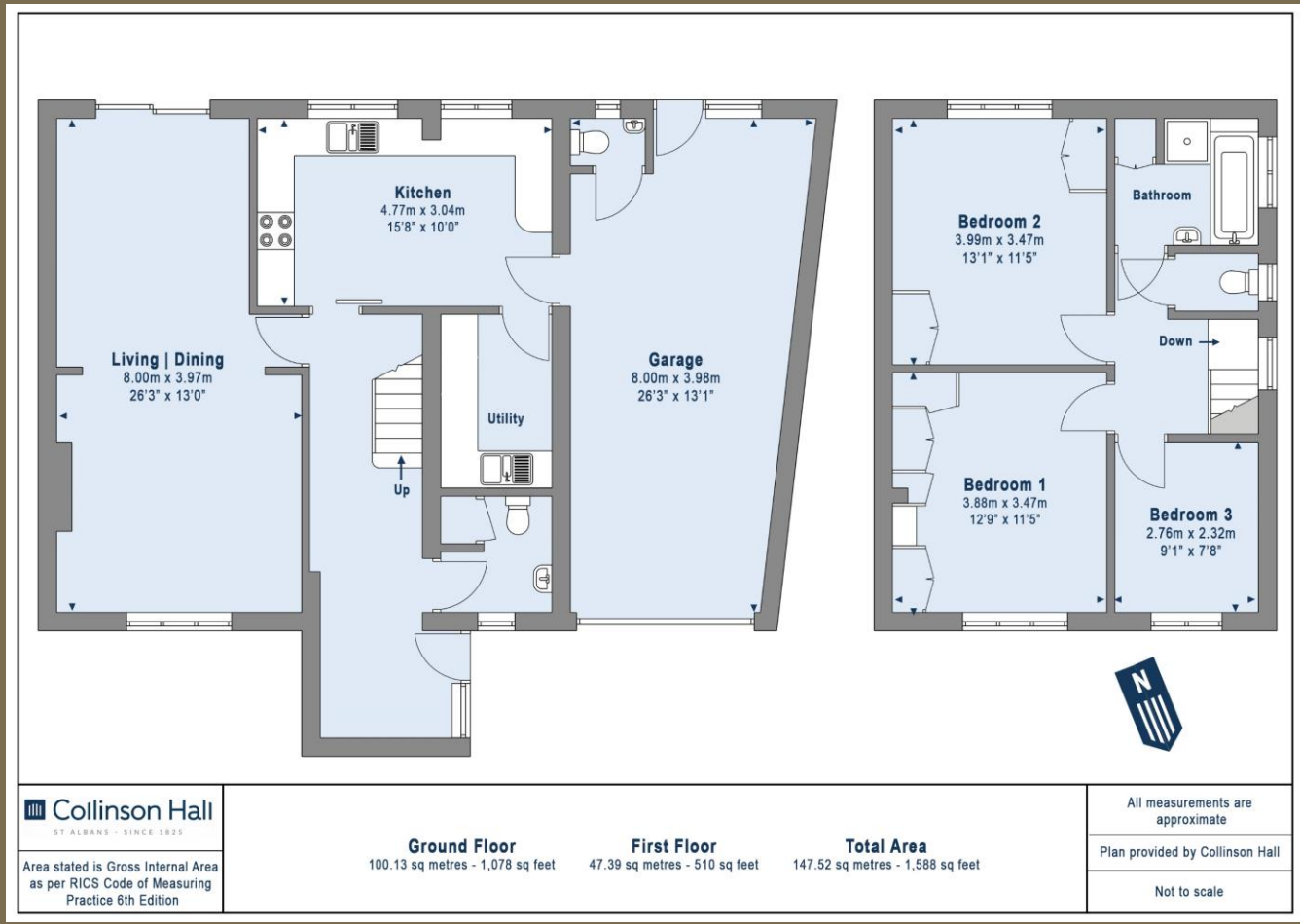
Bathroom

Garden

Garage 8.00m x 3.98m (26'3" x 13'1").







**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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk