





Set within the **HIGHLY DESIRABLE AREA OF MARSHALSWICK**, this spacious family home is conveniently positioned for highly regarded schools, including Sandringham. With over 1500 square feet of living space this already **GENEROUSLY PROPORTIONED HOME** still offers vast potential, subject to the usual planning consents.

Offers Over: £800,000

Arranged over two floors the accommodation comprises of a spacious porch leading into a hallway with doors connecting to a generous lounge/diner and kitchen. Beyond there is a good size utility with shower/cloakroom and a further reception room which could easily serve as a fourth bedroom. The first floor provides three bedrooms and a family bathroom. Outside the property enjoys a substantial rear garden providing ample opportunity to extend and enjoys a south facing aspect. The front of the property offers block paved driveway for several vehicles.

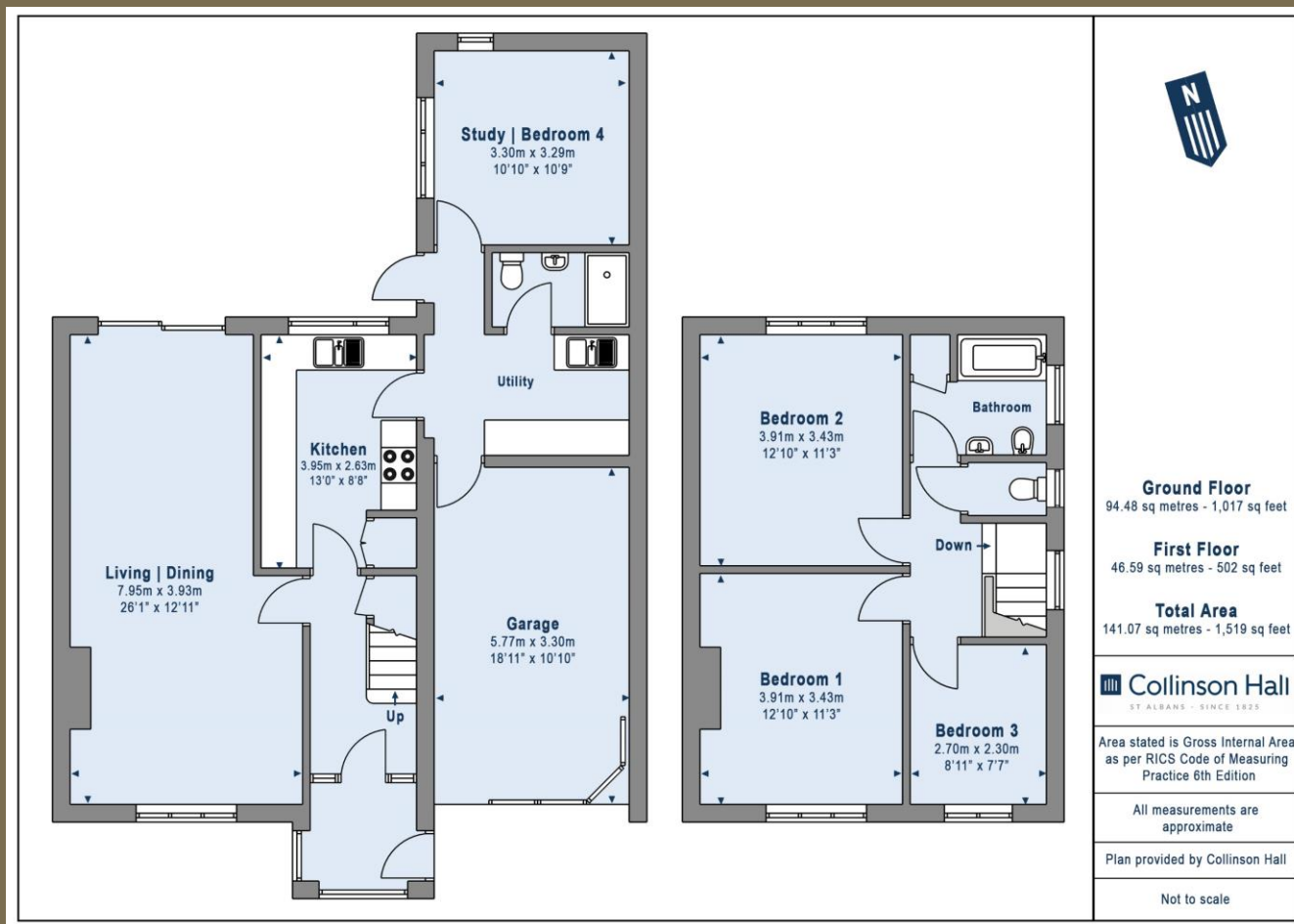
EPC Rating: D 58
Council Tax Band: F











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