









A versatile and **BEAUTIFULLY MAINTAINED FAMILY HOME** offering generous and **WELL-PLANNED LIVING SPACE** arranged over two floors. The property enjoys an enviable position on the fringes of **MARSHALSWICK**, placing it within easy reach of some of St Albans' most sought-after and highly regarded schools, making it an **EXCELLENT CHOICE FOR FAMILIES**.

**Offers Over: £900,000**

Beautifully extended, this property now offers over 1,350 sq ft of versatile and comfortable family accommodation. Upon entering, a spacious hallway provides generous storage for coats and footwear. The ground floor includes a stylish shower room and a separate lounge, while sliding doors open into a bright and expansive open-plan area. This well-designed space features clearly defined zones perfect for modern living, including a contemporary kitchen with a sociable breakfast bar, a spacious living/dining area, and access to a large double bedroom with its own independent entrance and an en-suite/utility room. The first floor comprises three well-sized bedrooms, two of which benefit from fitted wardrobes, along with a modern family bathroom. Externally, the property enjoys a sizeable and mature rear garden offering excellent privacy and an attractive terrace. To the front, the block-paved driveway provides ample parking for multiple vehicles.

EPC Rating: C 69

Council Tax Band: E







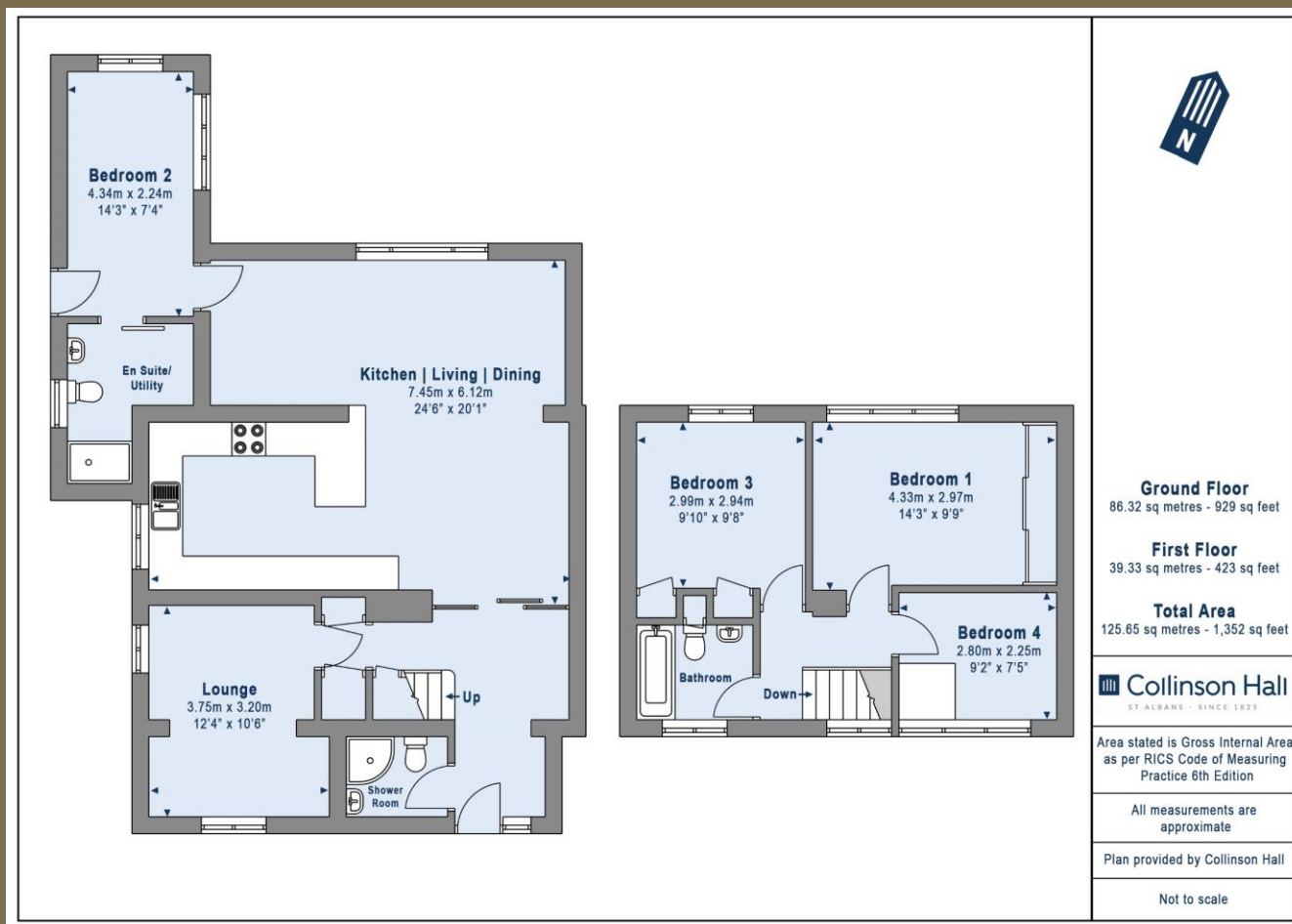












#### PLEASE NOTE

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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