





An excellent opportunity to acquire a **CHAIN-FREE, THREE BEDROOM DUPLEX** maisonette, ideally positioned within a **WELL-REGARDED DEVELOPMENT** in the **HEART OF MARSHALSWICK**, an area highly sought after for its **EXCELLENT SCHOOLING** and convenient local shopping amenities.

**Guide Price: £375,000**

A well-arranged three-bedroom home offering bright, spacious and well-balanced accommodation over two floors, ideal for modern living. The ground floor features a generous and inviting living room, creating a welcoming and versatile space for both relaxing and entertaining, with direct access to a private balcony. A separate modern kitchen is fitted with a range of units and provides practical workspace, along with additional storage and a comfortable dining area.

Upstairs, there are three well-proportioned and light-filled bedrooms, offering flexible accommodation for family, guests or home working, all served by a contemporary family bathroom. Externally, the property benefits from well-tended communal grounds, useful outdoor storage ideal for bicycles or pushchairs, and a single garage located off Wycombe Way in Orton Place.

Hughenden Road is ideally situated within walking distance of the local Quadrant shopping parade, offering convenient access to everyday amenities and close proximity to some of St Albans' most highly regarded schools.

EPC Rating: C 72

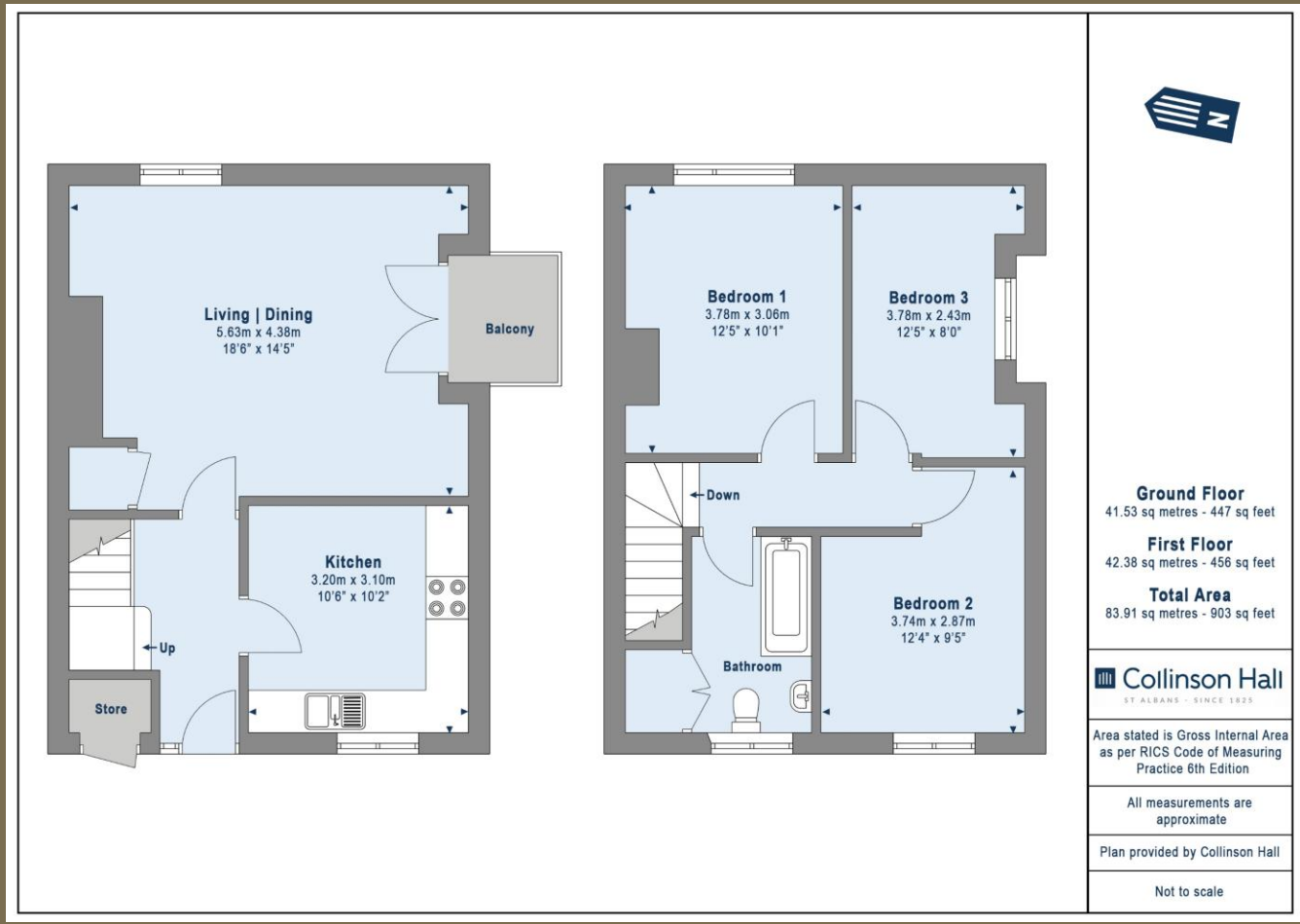
Council Tax Band: C

Lease Information: 14th of December 2001 to 24th December 2148, with 122 years remaining.









**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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