



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Marshalswick Lane, St. Albans, AL1 4UX
Guide Price £1,700,000

A Distinctive Renovated Residence of Style and Sophistication

Within Walking Distance of Sandringham School

Set on a private plot of approximately 0.16 acres, this exceptional detached residence has been meticulously crafted to blend timeless architectural elegance with contemporary family living.

Located in one of the area's most desirable residential settings and within walking distance of Sandringham School, the home offers beautifully balanced proportions, refined detailing, and a superior level of finish throughout.

Ground Floor – Elegant Family Living

A welcoming entrance hall sets the tone, leading to two beautifully appointed reception rooms, ideal for formal entertaining or relaxed everyday living.

Practicality is thoughtfully addressed with a guest cloakroom and separate laundry room, while the heart of the home lies in the stunning open-plan kitchen, dining, and family space.

Designed with modern lifestyles in mind, this impressive area features bi-folding doors opening onto the landscaped rear garden, creating a seamless indoor-outdoor connection perfect for entertaining and family gatherings.

First Floor – Comfort and Flexibility

The first floor offers four generous double bedrooms, all enjoying excellent natural light and peaceful front or garden aspects.

A well-appointed guest suite to the rear benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, finished to an exacting standard.

Second Floor – The Principal Suite

Occupying the entire top floor, the principal suite provides a luxurious and private retreat. This serene space features extensive built-in storage and a beautifully designed en-suite bathroom, offering a calm and indulgent sanctuary away from the rest of the home.

Outside – Privacy and Presence

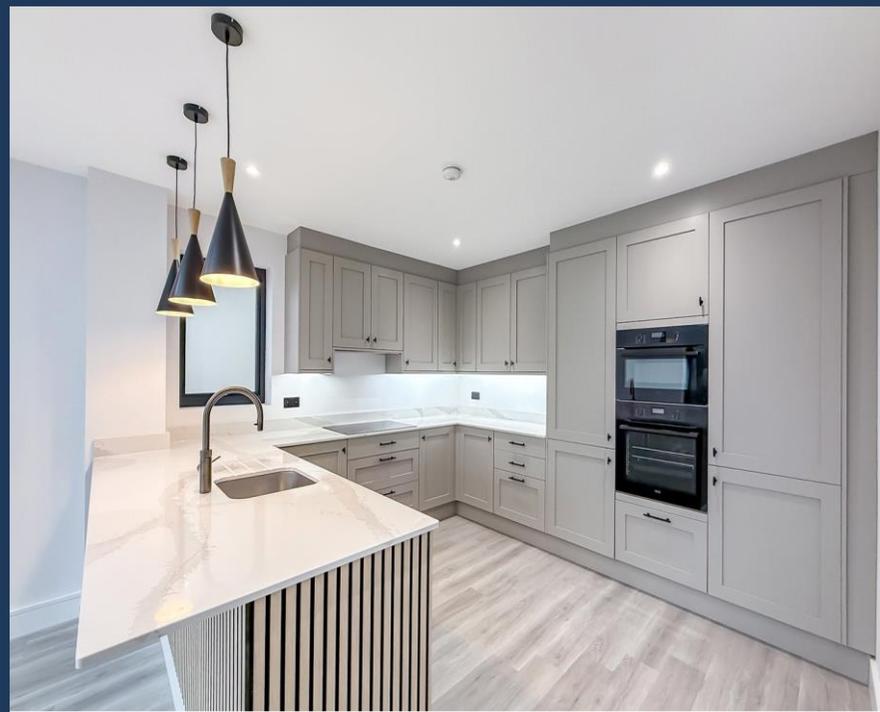
Approached via a private driveway with parking for several vehicles, the property also benefits from gated side access.

The expansive landscaped rear garden offers an ideal setting for outdoor dining, play, and relaxation, with ample scope for a garden room or home office, subject to requirements.

A Rare Opportunity

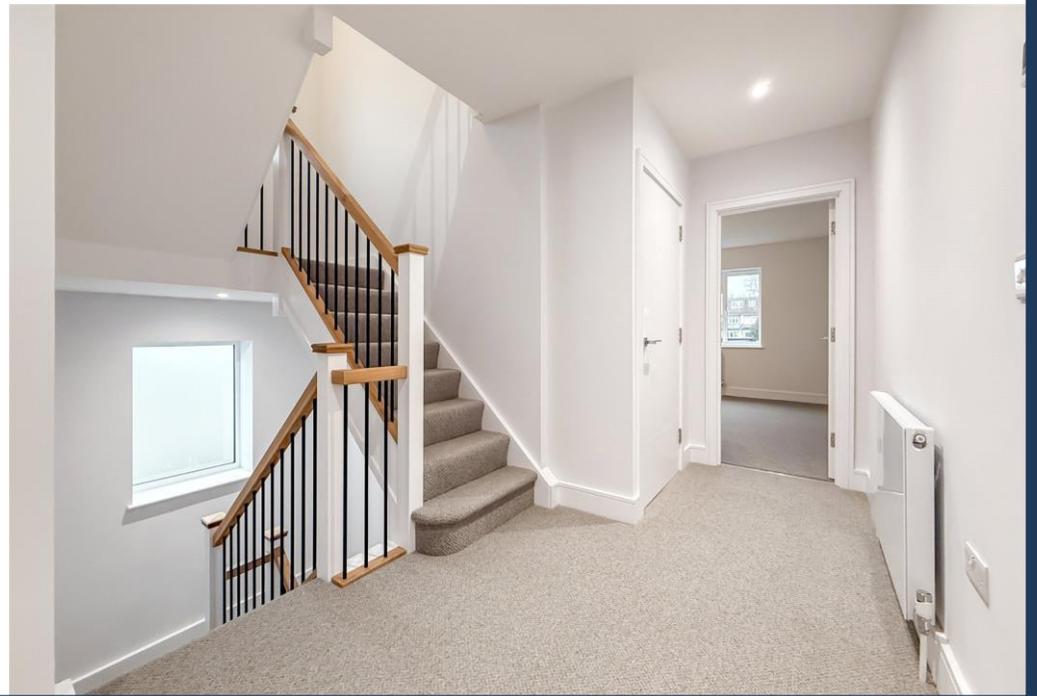
This outstanding property presents a rare opportunity to acquire a substantial, architecturally refined family home in a prime location — perfectly balancing style, comfort, and convenience for modern family life.

Tenure: Freehold
Council Tax Band: F
EPC Rating: TBC









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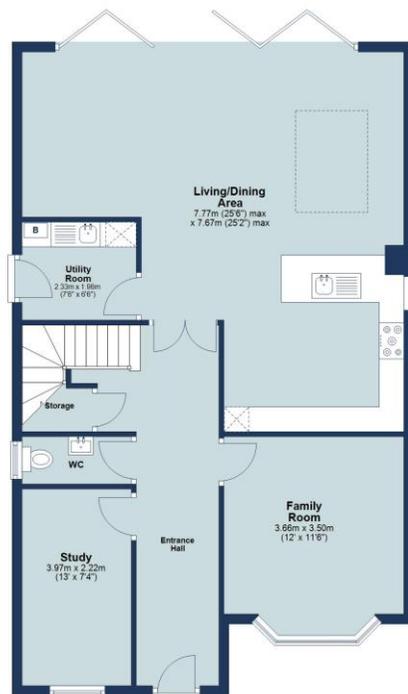


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Ground Floor
Approx. 94.0 sq. metres (1011.4 sq. feet)



First Floor
Approx. 76.6 sq. metres (825.0 sq. feet)



Second Floor
Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 218.4 sq. metres (2351.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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