



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

Marshalswick Lane, St. Albans, AL1 4UR
Asking Price £1,375,000

Enjoying over 1,860 sq. ft. of beautifully arranged living space, this impressive four-bedroom detached family home offers generous, versatile accommodation perfectly suited to modern family life, all set within the highly sought-after Marshalswick area of St Albans.

The welcoming entrance hall immediately sets the tone for the space on offer, incorporating a defined dining area ideal for entertaining. There is a convenient ground floor WC and a spacious living room.

To the rear, the kitchen/breakfast room provides delightful views over the mature garden and offers an excellent space for everyday family living. A door leads through to the family room, which in turn opens into the conservatory with double doors onto the garden — creating a wonderful flow of reception space, perfect for gatherings, children's play, or simply enjoying the outlook throughout the seasons.

A separate study completes the ground floor, offering an ideal work-from-home space or quiet retreat.

Stairs rise to the first floor where four well-proportioned bedrooms can be found. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom and an additional WC serve the remaining bedrooms, ensuring practicality for busy households.

Externally, the property continues to impress. To the front, a driveway provides off-street parking for several vehicles. To the rear, the secluded and mature garden offers a peaceful setting with a decked seating area ideal for outdoor dining, a tree house, and a garden shed.

The garden provides a wonderful balance of space for entertaining and safe areas for children to enjoy.

Situated in the ever-popular Marshalswick area, this home benefits from being within a well-established residential community known for its family-friendly atmosphere, local amenities, and excellent schooling. Marshalswick offers a small parade of shops, including convenience stores, cafés, and everyday essentials, as well as nearby green spaces and parks, making it a highly desirable place to live.

The property is within easy reach of highly regarded schools, including Sandringham School (972 Metres) and Bernards Heath Infant and Nursery School (744 Metres), both within walking distance, further enhancing its appeal for families.

Marshalswick also enjoys excellent connectivity. The historic city centre of St Albans is just a short drive away, offering a wide range of shopping facilities, restaurants, cafés, and leisure amenities.

St Albans is renowned for its vibrant market, beautiful parks, and historic architecture, including the iconic cathedral, creating a wonderful blend of heritage and modern living. The city also provides convenient rail links into London, making it attractive for commuters

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









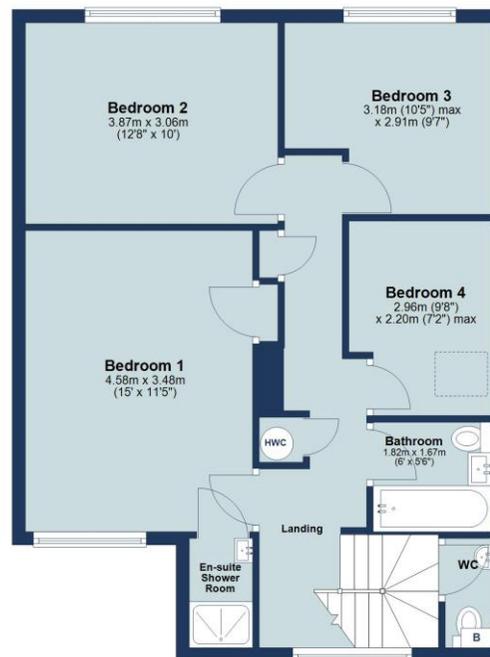
Ground Floor

Approx. 110.2 sq. metres (1186.2 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



Total area: approx. 173.7 sq. metres (1869.8 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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