



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

Fernleys, St. Albans, AL4 9UT
Guide Price £650,000

A rare opportunity to acquire this stunning extended family home, ideally positioned within a quiet cul-de-sac in the heart of highly sought-after Marshalswick.

Beautifully updated and meticulously maintained throughout, this exceptional property offers stylish and versatile accommodation perfectly suited to modern family living.

The welcoming entrance hall leads to a guest cloakroom and an impressive open-plan kitchen/breakfast room positioned at the front of the property, creating a wonderful everyday family space.

To the rear, a semi-open plan sitting and dining room provides an excellent area for both relaxation and entertaining, with doors opening directly onto the beautifully landscaped rear garden.

The first floor offers two double bedrooms and a well-appointed family bathroom, all presented to an immaculate standard.

A particular feature of the property is the detached office/garden room building located within the rear garden, providing an ideal space for home working, a studio, gym, or additional accommodation, subject to requirements.

Externally, the landscaped rear garden creates a private and attractive outdoor environment, whilst the frontage provides private parking for several vehicles.

The location is superb, with excellent local amenities within easy reach, including The Quadrant shopping parade and the popular Marks & Spencer Foodhall on The Ridgeway.

Marshalswick is particularly renowned for its outstanding educational facilities, with highly regarded schools including Wheatfields Infant and Junior Schools, Beaumont School and Sandringham School all close by.

The vibrant city centre of St Albans, with its extensive range of shopping, leisure facilities, restaurants, bars and mainline railway station providing fast services into London St Pancras, is also easily accessible.

Offered for sale with no onward chain, this truly is a superb home in one of St Albans' most desirable residential locations and an early viewing is highly recommended.

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









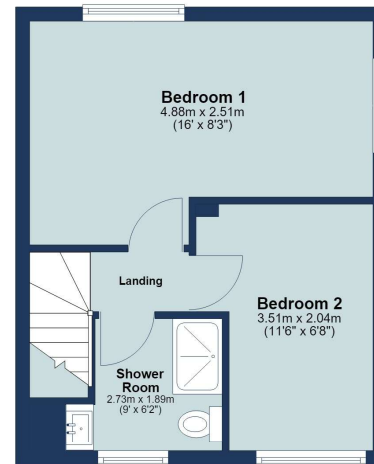
Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



First Floor

Approx. 29.8 sq. metres (321.1 sq. feet)



Total area: approx. 97.7 sq. metres (1051.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garden room and storage included in the total floor area.
Plan produced using PlanUp.

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