



Marshals Drive, St. Albans  
Hertfordshire, AL1



*Beyond your expectations*

# Detached four bedroom family house EPC:D

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

entrance hall | downstairs cloaks/shower room | fitted kitchen | utility | cloakroom | study | open plan sitting/dining room opening to garden | four bedrooms | luxury bathroom | 150ft south facing garden | double garage | potential for extension (stpp)

Guide Price £1,500,000 Freehold

### Description

A beautifully presented four bedroom detached family house in one of St Albans most desirable residential areas. Convenient for access to excellent local schools, the mainline station into central London and the city centre with its many shops and amenities. The property benefits from well balanced accommodation arranged over two floors to include an entrance hall, downstairs cloak/shower room, fitted kitchen, large utility, study and superb L-Shaped sitting/dining area at the rear opening into the south facing garden. On the first floor are four bedrooms and a family bathroom.

### Outside

To the front is a driveway providing off street parking and side access to the rear garden. To the rear is a beautiful 150ft south facing garden which is well stocked with an abundance of flowering plants, shrubs and trees. To the rear is a double garage accessed via a private road from Charmouth Road.

### Location

The historical city of St Albans provides for a comprehensive range of shopping, restaurants and leisure facilities. Locally there is an excellent selection of schooling; both state and private. For the commuter, there is a fast one stop train link to London St Pancras International and Kings Cross Station (fast train 19 mins) with interconnecting Eurostar service direct to Brussels and Paris. The M25 is available at junction 21A

connecting to the national motorway network. The surrounding countryside provides for an abundance of leisure activities including walking, riding, numerous golf courses, leisure centres and many areas of historical interest.

### Additional Information

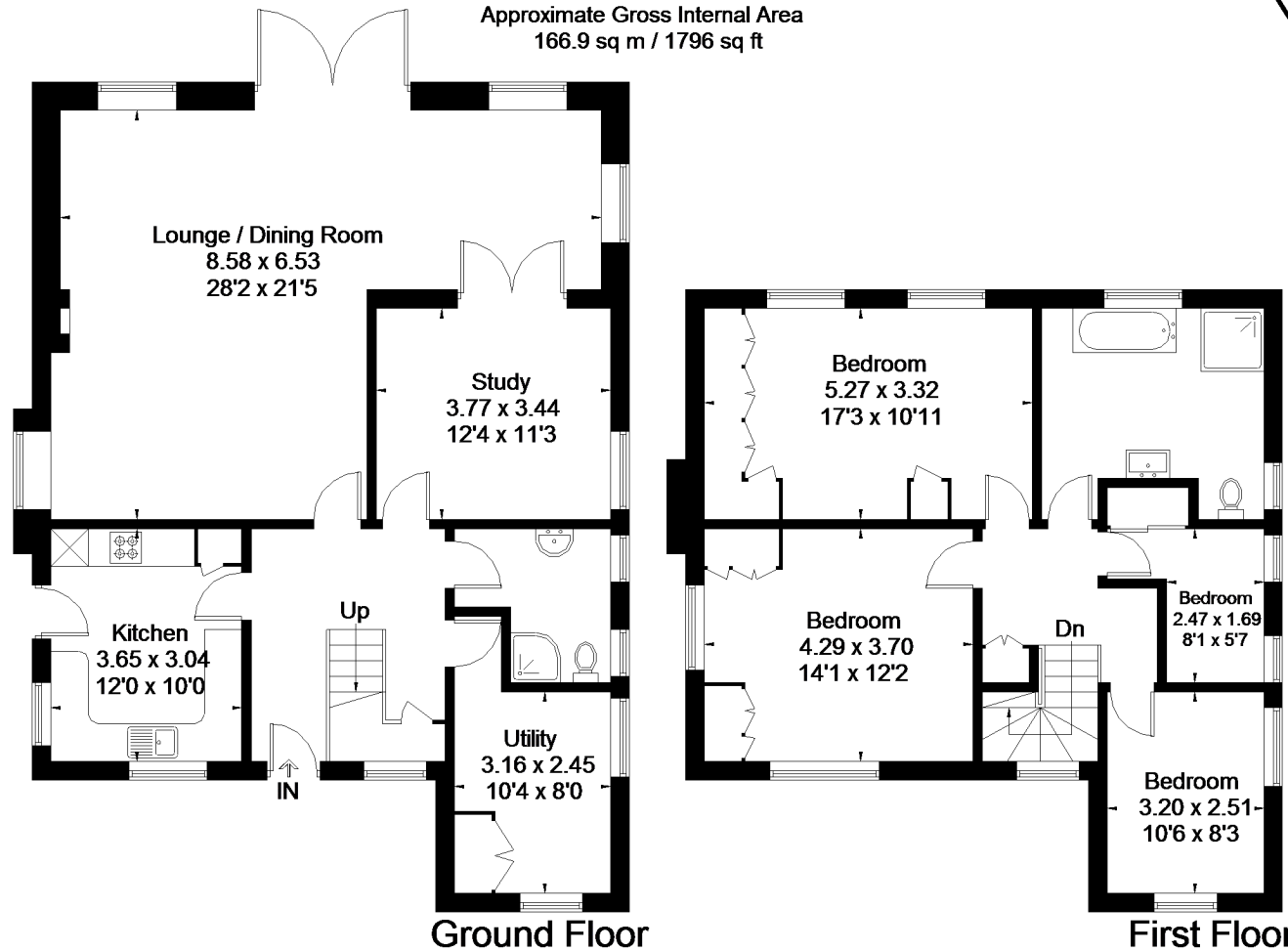
The property has great scope to extend both at the side and rear (subject to necessary consents).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Marshals Drive, St. Albans

Approximate Gross Internal Area  
166.9 sq m / 1796 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 163035

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

