



128 Marshalswick Lane, St Albans, AL1 4XB

Guide price £1,850,000 Freehold



128 Marshalswick Lane

St Albans, AL1 4XB

A rare opportunity to acquire this substantial five-bedroom detached home, offering approximately 3,159 sq. ft. of accommodation, set on a generous plot of nearly 1/3 of an acre in the highly sought-after Marshalswick area of St Albans. Boasting a magnificent 165ft west-facing rear garden, the property presents tremendous scope for extension and modernisation, and is offered with no onward chain.

Upon entering, you are welcomed by a spacious entrance hall with a turning staircase to the first floor, access to the basement, and doors leading to the principal living areas. The dual-aspect lounge features a central fireplace and French doors that open onto the garden, while double doors lead to the elegant dining room, also dual aspect, with its own fireplace.

The bright and airy kitchen/breakfast room enjoys a triple aspect, with fitted units, a feature brick fireplace, and bi-folding doors opening to the garden—perfect for family living and entertaining. A cloakroom/W.C and a dual-aspect study complete the ground floor.

The lower ground floor offers two spacious rooms, ideal for use as a cinema room, home gym, or additional reception spaces.

Upstairs, a generous landing leads to five double bedrooms, including a principal suite with garden views, a dressing room, and an en-suite bathroom. A family bathroom and a separate shower room serve the additional bedrooms. There is also access to a large loft space, offering further potential.

Outside, the property is set back from the road with mature hedging for privacy and a gravel driveway providing ample off-street parking. The standout feature is the beautifully landscaped west-facing garden, with a patio ideal for entertaining and a large lawn bordered by mature trees and shrubs.

Located on one of Marshalswick's most desirable roads, this home is within walking distance of The Quadrant's amenities, highly regarded local schools such as Sandringham and Wheatfields, and the open green spaces of The Wick.





ACCOMMODATION

Entrance Hall

WC

Lounge

19' x 18'1 (5.79m x 5.51m)

Dining Room

20'5 x 12'2 (6.22m x 3.71m)

Kitchen/Breakfast Room

20'5 x 17'1 (6.22m x 5.21m)

Study

9'5 x 6'7 (2.87m x 2.01m)

BASEMENT

Basement Room 1

17'11 x 16'4 (5.46m x 4.98m)

Basement Room 2

19'6 x 16'4 (5.94m x 4.98m)

FIRST FLOOR

Principal Bedroom

11' x 17'1 (3.35m x 5.21m)

Dressing Area

Ensuite

WC

Bedroom 2

10' x 18'4 (3.05m x 5.59m)

Bedroom 3

10'3 x 18'1 (3.12m x 5.51m)

Bedroom 4

9'3 x 11'6 (2.82m x 3.51m)

Bedroom 5

8'11 x 11'5 (2.72m x 3.48m)

Bathroom

Shower Room

OUTSIDE

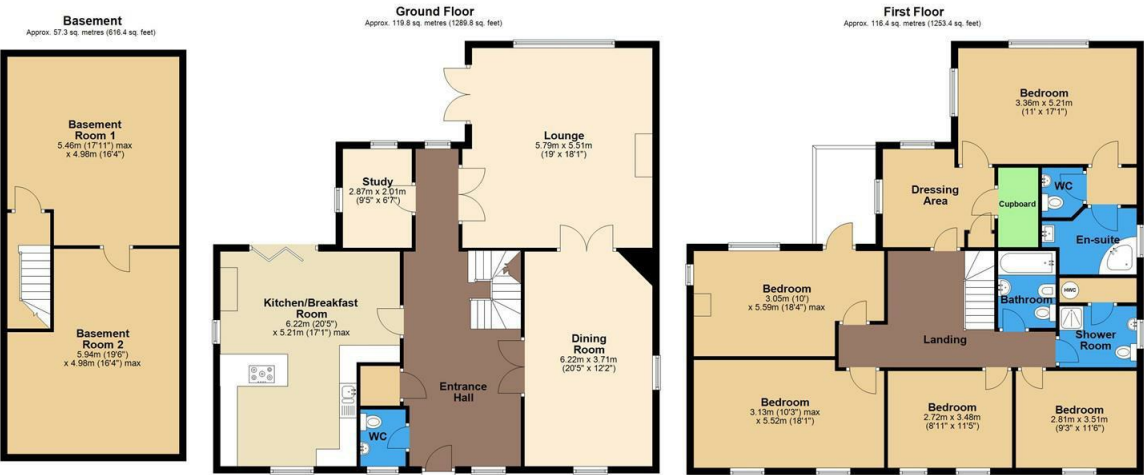
Frontage/Driveway

Rear Garden

164'0" (50)



Floor Plan



Total area: approx. 293.5 sq. metres (3159.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © 2023/24/25 Plan produced using PlanUp.

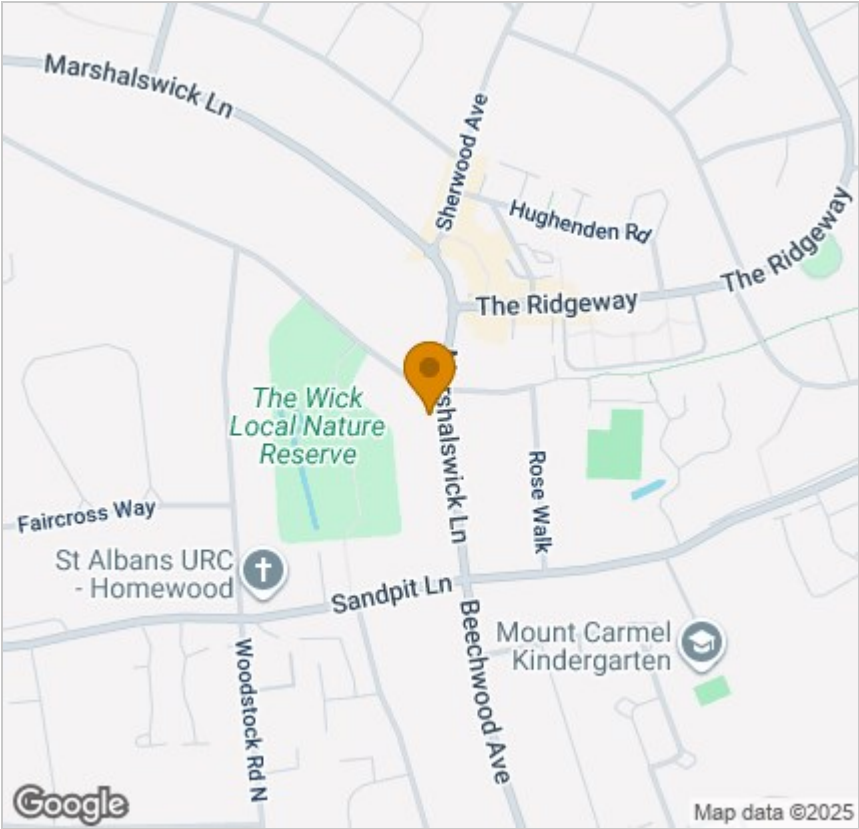
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

