



255 The Ridgeway, St. Albans, AL4 9UB

Guide price £1,075,000 Freehold



## 255 The Ridgeway

St. Albans, AL4 9UB

Located in the highly desirable Marshalswick area of St Albans on The Ridgeway, this extended four-bedroom Nash-built semi-detached home with a south-facing 135ft garden offers an exceptional opportunity for a growing family. The property has been thoughtfully extended to the rear and converted in the loft, with further potential to extend to the rear (subject to planning permission). Offered with no upper chain and within walking distance to the Outstanding-rated Sandringham Secondary School, this property combines excellent living space, a prime location, and scope to personalise and expand.

The accommodation opens into a welcoming hallway with stairs to the upper floor, a lift to the main bedroom, and a cloakroom W.C. To the front is a comfortable lounge, while the rear features a spacious extended family/dining room leading into a part brick-built sun room/snug with bi-folding doors to the rear garden. The fitted kitchen offers a range of wall and base units, together with a mix of integrated and freestanding appliances, and connects to a convenient utility room.

The first floor hosts a principal bedroom with fitted wardrobes, a lift to the ground floor, and a stylish en-suite wet room. There are three further well-proportioned bedrooms and a family bathroom, with stairs leading to the second floor where you'll find a versatile loft room offering excellent potential to extend further, as well as extensive storage.

Externally, there is a multi car driveway, with mature hedges offering privacy from the street. The south-facing rear garden features a unique folly with electricity, lighting and a chimney, as well as a mix of patio, generous lawn, a small orchard, established planting, mature trees, and two garden storage sheds.

This St Albans home perfectly balances family living with sustainability, featuring air source heating, solar panels, and an outstanding EPC rating of A, ensuring comfort, savings, and a greener lifestyle.





## ACCOMMODATION

Entrance Hall

Living Room

12'5 x 12'11 (3.78m x 3.94m)

Lift

W.C

Kitchen/Dining Room

13' x 25'11 (3.96m x 7.90m)

Utility

Snug/Sun Room

8'8 x 7'11 (2.64m x 2.41m)

## FIRST FLOOR

Landing

Principal Bedroom

15'8 x 14'7 (4.78m x 4.45m)

En-suite

Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)

Bedroom Three

12' 7 x 7'8 (3.66m x 2.34m)

Bedroom Four

9' x 7'9 (2.74m x 2.36m)

Bathroom

## SECOND FLOOR

Loft Room

22'8 x 19'5 (6.91m x 5.92m)

Eaves Storage

22'8 x 14'7 (6.91m x 4.45m)

## EXTERNAL

Integral Garage

Driveway

Rear Garden

Two Sheds



## Floor Plan



**117.8 sq.meters (1913sq. feet) ex Garage**  
Total area: approx. 201.1 sq. metres (2165.1 sq. feet)

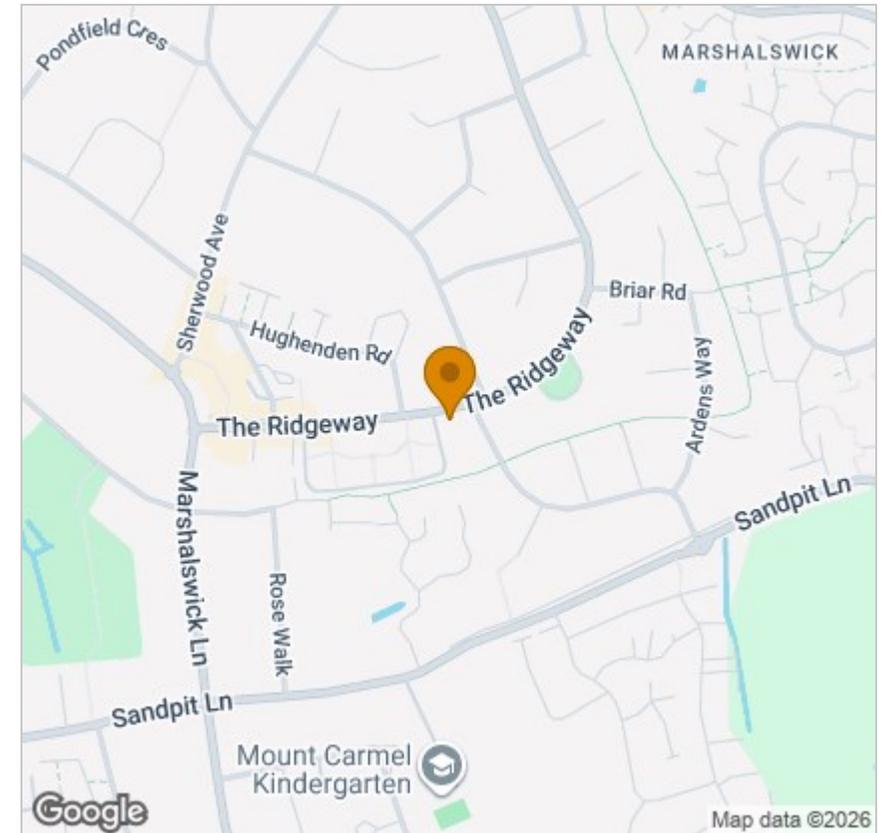
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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 © SKMSTUDIO  
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

