



DRUCE
▲ & PARTNERS ▲

110 Marshalswick Lane
St. Albans, Hertfordshire AL1 4XE
Guide Price £1,200,000

A spacious 4 bedroom Detached Family House with self contained 2 bedroom Annexe and a 150' south west facing rear garden in a highly regarded residential area close Beaumont & Sandringham Secondary Schools.

Potential for use as a self contained annexe, possible "airbnb", home office or reconfiguring as a spacious single family house. Total internal floor area approx 2,400 sq ft. Replacement double glazed windows. Solar panels.

Close Quadrant shopping parade. Easy access to city centre and mainline station into St Pancras.

GROUND FLOOR

Entrance Hall

Radiator. Door communicating with Annexe.

Cloakroom

Low level W.C. Wash hand basin. Radiator. Opaque window.

Living Room

23'4 x 14'11 max (7.11m x 4.55m max)

Triple aspect. Fireplace with cast iron wood burning stove and tiled hearth. 2 Radiators. Downlights. Windows to side and sliding patio doors to terrace and garden.

Dining Room

15'10 x 10'1 (4.83m x 3.07m)

Radiator. Downlights. Window overlooking rear garden.

Kitchen / Breakfast Room

17'4 x 13'0 (5.28m x 3.96m)

Dual aspect with windows to front and side. 4 sky lights in vaulted ceiling. Range of fitted cupboards, drawers and wall cabinets. 1 1/2 bowl stainless steel sink. Recess and plumbing for dish/washer. Space for fridge/freezer. Integrated electric induction hob with extractor over, electric double oven. Radiator. Downlights.

Utility

9'10 x 5'10 (3.00m x 1.78m)

Range of fitted cupboards and wall cabinets. Stainless steel sink. Plumbing and recess for washing machine. Window and door to side passage and rear garden. Cupboard with Gas boiler.

FIRST FLOOR

Landing

Loft ladder to L shaped part boarded loft. Radiator. Airing cupboard.

Bedroom 1

14'11 x 12'5 (4.55m x 3.78m)

2 Radiators. Opaque window to side and window overlooking rear garden.

En-suite Shower Room

Large tiled shower cubicle with chrome shower fitting. Wash hand basin. W.C. Tiled floor. Opaque window to side.

Bedroom 2

14'10 x 11'3 (4.52m x 3.43m)

Dual aspect with windows to side and rear overlooking garden.. Radiator. Wash hand basin.

Bedroom 3

15'11 x 8'3 (4.85m x 2.51m)

Window to front. Radiator. 2 large eaves storage areas. Wash hand basin.

Bedroom 4

10'1 x 8'11 (3.07m x 2.72m)

Radiator. Window overlooking rear garden.

Bathroom

Panelled bath with mixer taps and shower handset. Wash hand basin. W.C. Chrome towel rail. Opaque window. Shelved airing cupboard with radiator.

SELF-CONTAINED ANNEXE

Entrance Hall

Front door. Built-in cupboards. Radiator. Cupboard with fuse box.

Living Room

15'10 x 11'0 (4.83m x 3.35m)

Sliding patio doors to terrace. Radiator.

Kitchen

9'0 x 8'0 (2.74m x 2.44m)

Range of fitted cupboards, drawers and wall cabinets. 1 1/2 bowl single drainer sink. Gas hob with extractor over. Electric oven. Plumbing and recess for dishwasher and washing machine. Windows overlooking rear garden. Gas boiler for Annexe.

Bedroom 1

12'2 x 9'10 (3.71m x 3.00m)

Window to front. Radiator.

Bedroom 2

10'0 x 8'2 (3.05m x 2.49m)

Window to front. Radiator.

Bathroom

Panelled bath with chrome shower fitting. Wash hand basin. W.C. Radiator. High level opaque window.

OUTSIDE

Carriage driveway with Forecourt Parking

Front Garden

Set behind hedge and tree lined front boundary. Side passage and gate to rear garden.

150' approx South / West Facing Rear Garden.

Lawned with hedge and tree lined boundaries. Two patio areas, one for Main House and other for Annexe, both with outside water taps. 3 garden sheds with power and light. Timber Summer House.

ALL MAINS SERVICES

Council Tax

House and Annexe separately rated.

House- Band G currently £3,323 p.a. Annexe -Band A currently £1,370.34 p.a.

EPC

Energy Rating D

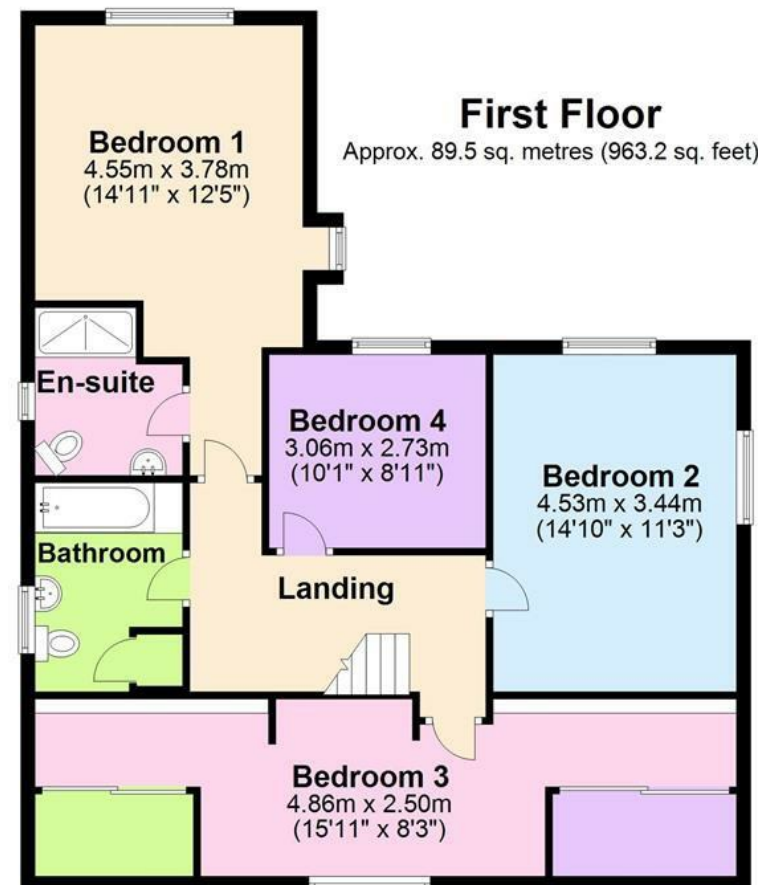
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Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk





Total area: approx. 225.1 sq. metres (2423.2 sq. feet)
Includes Annexe Approx. 56.0 Sq. metres (603.2 sq. feet)

Identification Purposes only. Not to scale.

Plan produced using PlanUp.

