



Marshall Avenue, St. Albans, AL3 5HT

£500,000



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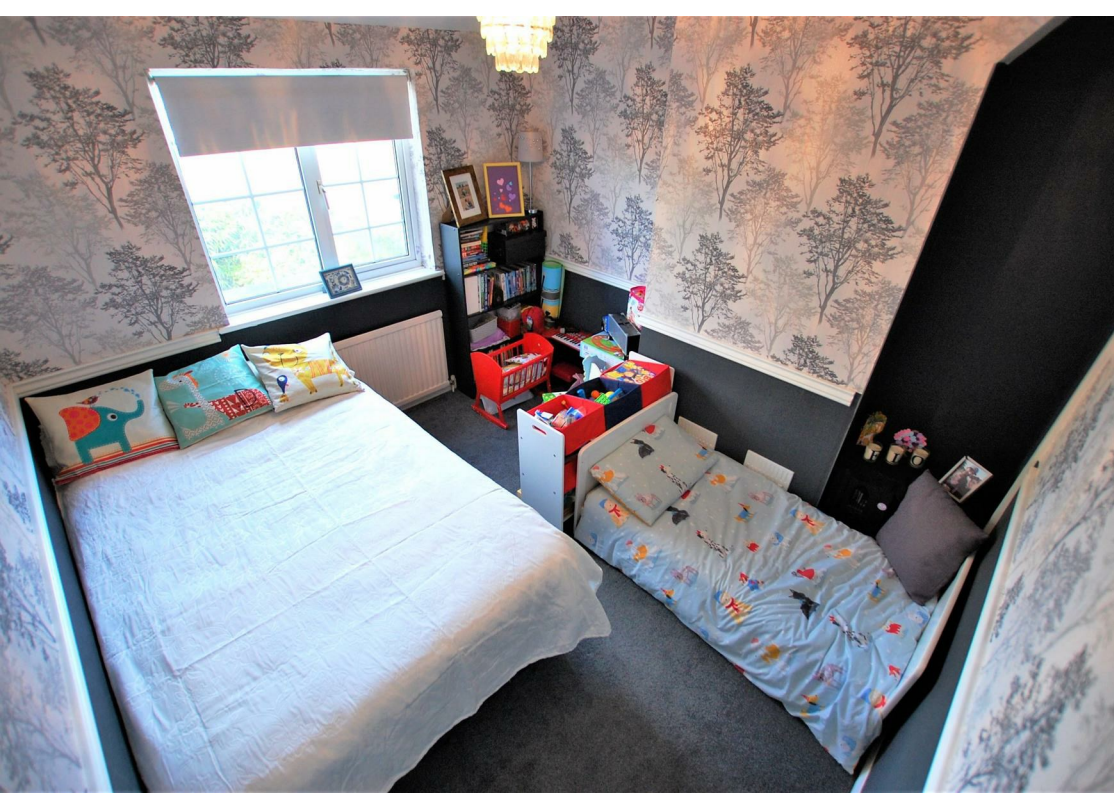
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Bernards Heath, St. Albans

Guide Price £500.000-£510.000

Extended two/three bedroom, two/three reception room family home backing onto allotments, in the ever popular "Bernards Heath" area, within a short walk of the outstanding "Bernards Heath School" local shops and bus routes. The town centre, Quadrant and train station, are also just a short drive away. The property briefly comprises of entrance hall, lounge, separate dining room, study/bedroom three, fitted kitchen, two first floor double bedrooms, fully tiled refitted bathroom/wc, double glazing throughout and gas radiator central heating. Outside there is a good size garden to the rear which backs directly onto allotments and has a gate providing access to the front. The front consists of a low maintenance garden area and private driveway for one which could be extended to allow two vehicles. CHAIN FREE SALE







Entrance Hall

Part glazed door to front, radiator, central heating thermostat, stairs to first floor, door to:

Lounge

14'5 x 13'

Double glazed window to front, radiator, under stairs storage cupboard, door to:

Dining Room

16 x 7'6

Radiator, door to study/bedroom three and opening to:

Study/Bedroom Three

9'10 x 7'10

Double glazed window to rear, radiator.

Kitchen

9'10 x 8

Fitted with a range of wall and base units, complimentary work surfaces and splash back, inset stainless steel sink drainer with mixer tap, space for fridge, freezer, washing machine and tumble dryer, double glazed window and door to rear.

Landing

Access to loft, doors to:

Bedroom One

16' x 12' max

Double glazed window to front, radiator, built in wardrobe, airing cupboard housing pre-lagged hot water cylinder and immersion heater.



Bedroom Two

10' x 9'6 max

Double glazed window to rear, radiator.

Refitted Bathroom/wc

Refitted suite comprising of bath with handheld and rainfall power showers over, folding shower screen, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, complimentary wall tiling to full height, tiled floor, heated towel rail/radiator, double glazed window to rear.

Front Garden

Graveled for low maintenance, mature shrubs and evergreens.

Driveway

Private driveway for one vehicle. (Could be extended to take two)

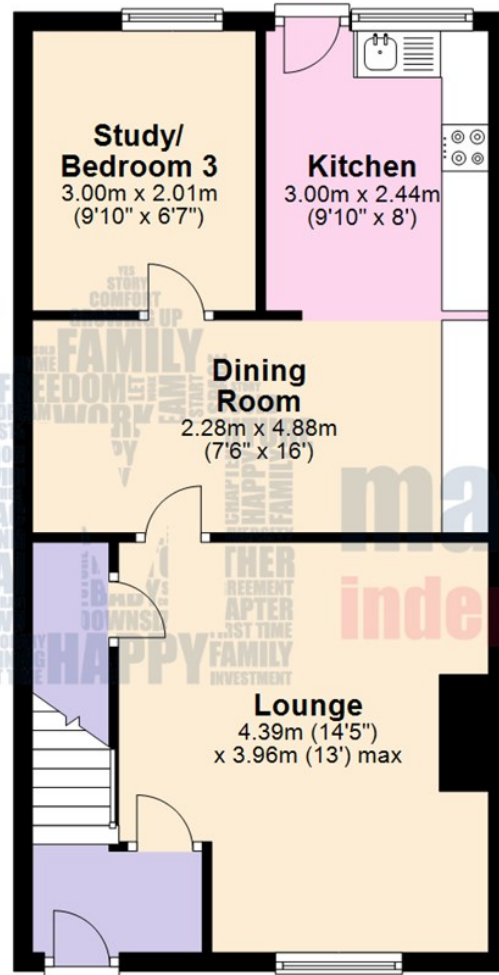
Rear Garden

A great size garden which backs directly onto allotments, full width patio to immediate rear, gravelled area for easy maintenance, green house, mature specimens and evergreens, water tap, light, fenced to boundaries and gate to side proving access to the front.

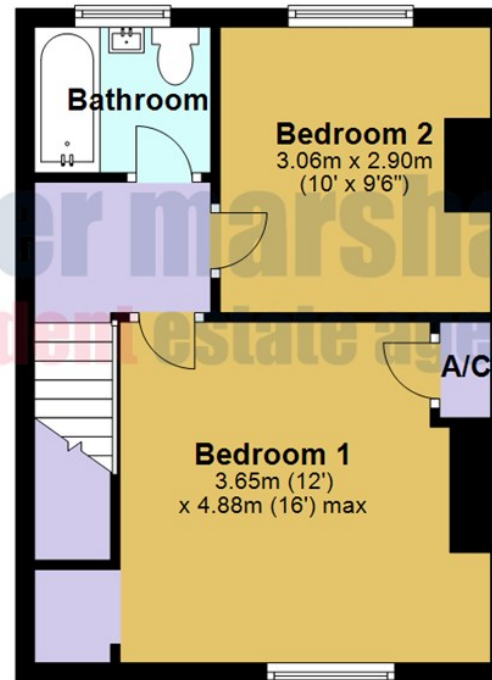
Disclosure

Please note this property is owned by someone related to a member of staff at Mather Marshall


Ground Floor




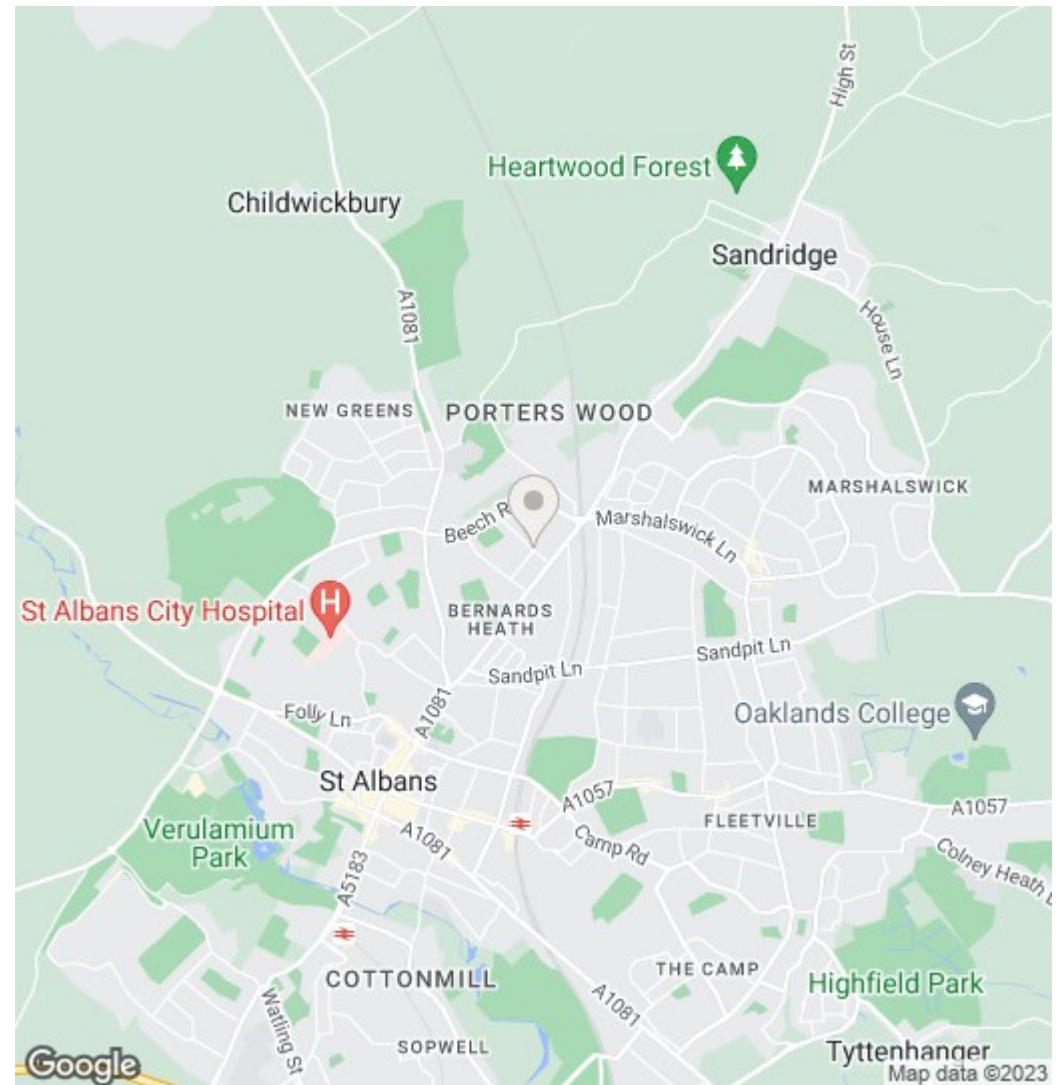
First Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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