



Marlborough Road, St Albans, AL1 3XQ

A splendid recently modernised THREE BEDROOM mid-terraced home which has accommodation arranged over THREE FLOORS and benefits from a wonderful mature southeast facing rear garden and OFF STREET PARKING.

On the ground floor there is a welcoming entrance hall, bay fronted living room, separate dining room and nicely set at the back of the property there is a splendid kitchen and a cloakroom.

There is a large BASEMENT that can be used in a variety of different ways, currently set up as a CINEMA ROOM, utility and an office. On the first floor there are three bedrooms and a family bathroom.

Marlborough Road is in the heart of central St Albans a short distance to both the city centre and the mainline station, making this an ideal property for a busy London commuter.

There are a number of well-regarded schools close by for all ages and the wide-open spaces of Verulamium Park and adjoining lakes are nearby off Holywell Hill.



ACCOMMODATION

Entrance

Pathway leading to front door with storm porch over, opening into:

Entrance Hall

Radiator, staircase to first floor, doors to:

Dining Room

Radiator, double doors to garden, storage cupboards, feature fireplace.

Living Room

Bay window to front, radiator, storage cupboards, feature fireplace with mantelpiece over.

Breakfast Room

Window to side, storage cupboards, radiator.

Kitchen

A recently modernised kitchen with a range of wall and base units with modern worktop, oven, window to side with views onto the rear garden.

WC

Low level wc, wash handbasin, radiator.



BASEMENT

Family Room and Utility Room

These rooms can be used in a variety of different ways, currently set up as a cinema room and utility room, windows to rear and side.

FIRST FLOOR

Landing

Storage cupboard housing hot water cylinder, doors to:

Bedroom One

Double bedroom, feature fireplace, radiator. window to front.



Bedroom Two

Double bedroom, feature fireplace, radiator, window to rear.

Bedroom Three

Window to rear, radiator.

Bathroom

Bath with shower attachment and additional walk in shower, vanity wash handbasin, low level wc, heated towel radiator, window to front.

EXTERIOR

Front

Block paved parking.

Rear Garden

Mature southeast facing rear garden.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: E

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 115.4 sq. metres (1242.3 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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