



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Marshall Avenue, St. Albans, AL3 5HR
Asking Price £539,000

Offered with no upper chain, this three-bedroom semi-detached home represents a fantastic opportunity for those seeking a property with scope for full renovation and modernisation.

With plenty of potential to extend or reconfigure (subject to planning), it's an ideal choice for buyers who want to create a home tailored to their own taste and lifestyle.

The ground floor comprises an entrance hall leading to a spacious living room, a kitchen, and a shower room.

Upstairs, there are three well-proportioned bedrooms offering flexibility for family life, guest rooms, or a home office.

Outside, the property benefits from driveway parking to the front, while the rear garden is particularly impressive in size and backs onto open fields, providing a peaceful backdrop and a real sense of space.

This generous garden offers endless possibilities, whether that's creating a landscaped retreat, a children's play area, or even space for a garden office.

Marshall Avenue is a popular and established location to the north of St Albans, offering good bus routes and excellent transport links.

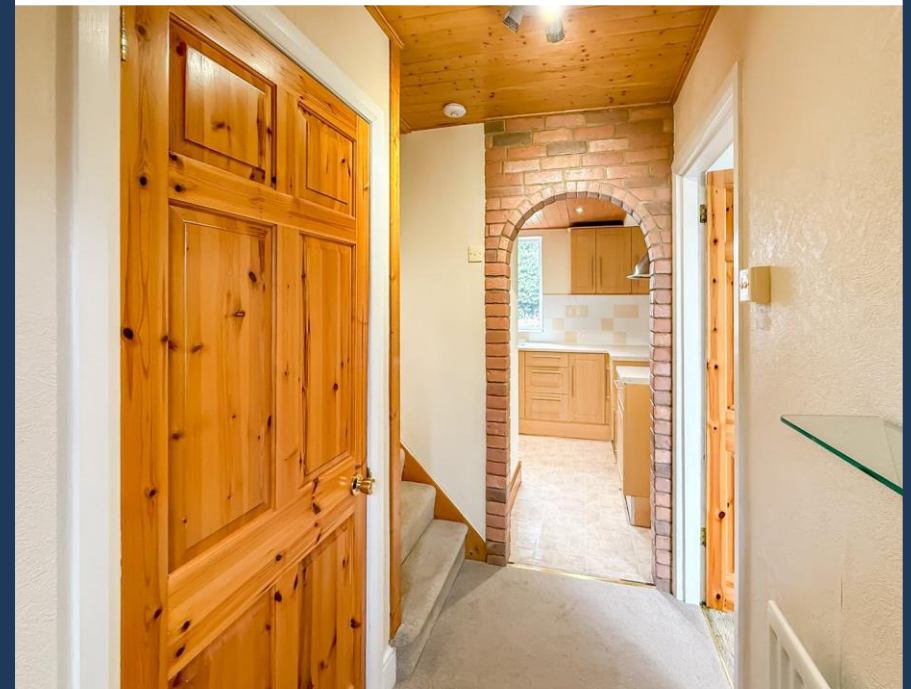
Families will also value the close proximity to highly regarded local schools.

Everyday conveniences can be found just a short drive away at The Quadrant shopping parade in Marshalswick, while the vibrant St Albans City Centre offers a wide variety of shops, restaurants, cafés, and leisure facilities.

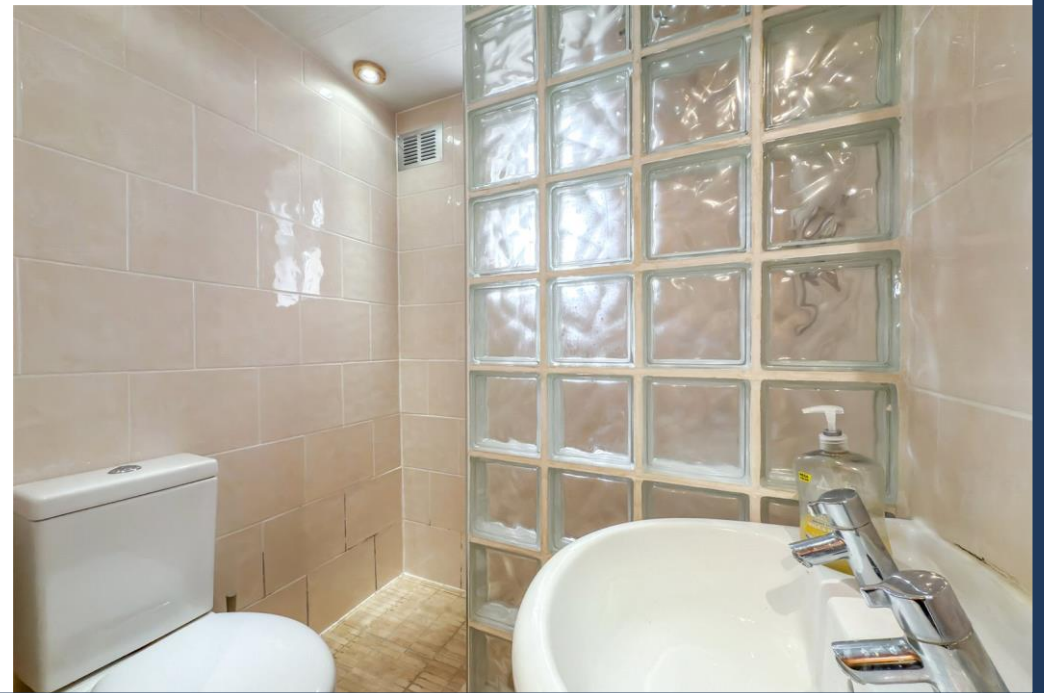
For those who enjoy the outdoors, there are plenty of nearby green spaces and countryside walks to enjoy.

This property is sure to appeal to a wide range of buyers – from families looking to settle in a well-connected area, to those seeking a renovation project with fantastic potential.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D



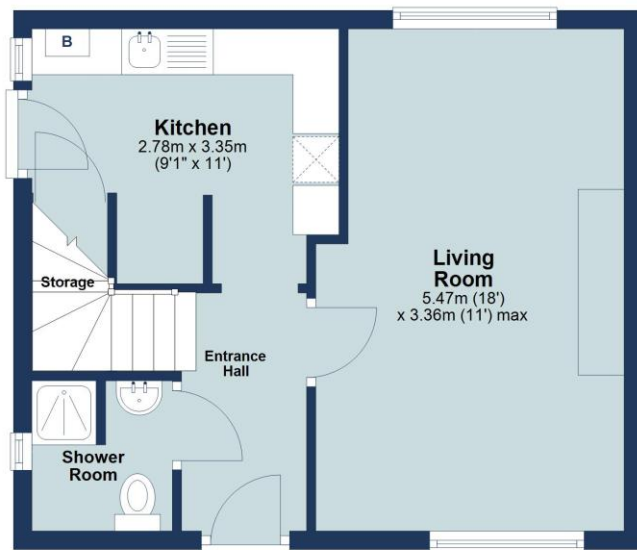






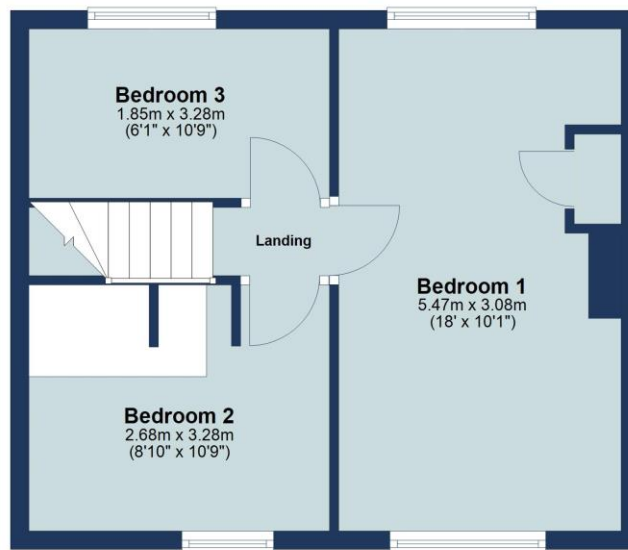
Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

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

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