



**Connells**

Marlborough Road  
St. Albans



Marlborough Road  
St. Albans AL1 3XQ

for sale guide price  
**£850,000**



### Property Description

A wonderful terrace family home providing versatile and flexible accommodation in the heart of St. Albans. The accommodation is currently set up with four bedrooms, kitchen/breakfast room, lounge/diner and on the lower ground floor an office with bedroom and en-suite. The lower ground also has its own access so could become its own self-contained annex. The home which is in central St. Albans gives great access to being able to walk towards the High Street and market in St. Albans as well as being within walking distance of the station and has a rear garden as well as two parking spaces to the front. Homes in this location with this accommodation are rarely available and an early viewing is essential.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Door To:

#### Lounge/diner

22' 10" x 16' 2" ( 6.96m x 4.93m )

Double glazed sash windows to front, double glazed bow sash windows to rear, stripped wooden flooring, radiators, stairs to First floor, as well as access to kitchen and stairs to the lower ground floor.

#### Kitchen/breakfast Room

28' 7" x 7' 5" extending to 10' 7" ( 8.71m x 2.26m extending to 3.23m )

Range of wall and base units with work surfaces above, one and a half bowl sink with drainer, space for range cooker and fridge/freezer, plumbing for dishwasher, door to side leading to garden, French doors to rear also leading to the garden, tiled floor, part tiled walls, there is a step down in the kitchen



## Lower Ground Floor

### Office

12' 11" x 12' 11" ( 3.94m x 3.94m )

French doors to rear leading to steps up into rear garden, electric heater, tiled floor. The Vendor has advised that there are services to make a kitchenette, however these could not be viewed at the time of our inspection.

### Bedroom Four

9' x 15' 7" ( 2.74m x 4.75m )

Windows to office and en-suite, electric heater, tiled floor, door to:

### En-Suite

A three piece suite comprising of shower cubicle, low level WC, pedestal wash hand basin, electric heater, tiled walls and floor, overhead glass blocks towards street level.

## First Floor Split Landing

Stairs to second floor, stripped wooden flooring.

### Bedroom One

10' 8" x 11' 6" to face of wardrobes ( 3.25m x 3.51m to face of wardrobes )

Range of mirror fronted fitted wardrobes, sash double glazed window to rear, radiator, stripped wooden flooring.

### Bedroom Two

12' 11" x 9' 5" ( 3.94m x 2.87m )

Sash double glazed windows to front, radiator, stripped wooden flooring, walk in wardrobe, door to:

## Walk In Wardrobe

12' 11" x 7' 8" ( 3.94m x 2.34m )

with light, stripped wooden flooring. (potential to be converted into Jack & Jill bathroom)

### Bathroom

12' 11" x 7' 8" ( 3.94m x 2.34m )

A five piece suite comprising panel bath, shower cubicle, low level WC, bidet, wash hand basin with splashback, cupboard with plumbing for washing machine and space for dryer, heated towel rail, radiator, obscure double glazed window to rear, obscure double glazed window to side.

## Top Floor

### Bedroom Three

13' 10" x 12' 2" plus eaves ( 4.22m x 3.71m plus eaves )

Velux double glazed windows to rear, radiator, under eaves storage.

## Basement:

Accessed via main house & independent access from the main street. Potential to be converted into self-contained annex. Separate garden area. 1 allocated parking space.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA315159](https://connells.co.uk/Property/STA315159)**



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