



Connells

The Ridgeway
St. Albans



Property Description

A well-presented five bedroom semi-detached 'Nash' property, extended to the side and rear offering spacious living accommodation. Featuring a kitchen/breakfast room, lounge/diner, two further reception rooms and a shower room on the ground floor. On the first floor there are five bedrooms, four of which are doubles with two with en suites and a family bathroom. There is a good loft space which is fully boarded with lights and ladder access. To the front of the property there is a driveway which fits three cars with further off road parking to the front, there is side access to the enclosed rear garden which has patio and grass areas with fences to the borders. The Ridgeway is situated in the highly sought after area of Marshalswick in St Albans, renowned for its outstanding schools including Sandringham and Beaumont among others. The Quadrant shopping centre boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

Entrance Hall

Tiled flooring, under stairs cupboard, radiator.

Lounge/dining Room

24' 7" x 12' 9" max (7.49m x 3.89m max)
Windows and doors to the rear, coving to the ceiling, spot lights, radiator, carpet.

Kitchen

16' 9" x 16' 7" (5.11m x 5.05m)
Window and door to the rear, electric oven with gas hob and cooker hood, space for dishwasher, washing machine, tumble dryer and fridge freezer, sink and drainer, boiler, breakfast bar, under floor heating, radiator, tiled flooring.

Reception Room

10' 1" x 17' 7" (3.07m x 5.36m)

Large double glazed window to the front, coving to the ceiling, radiator, carpet.

Reception Room/ Bedroom Six

12' 8" x 12' 6" (3.86m x 3.81m)
Double glazing window to the front, working fire place, coving to the ceiling, radiator, carpet.

Shower Room

Window to the side, filled tiled, wc, sink in vanity unit and shower, extractor fan, heated towel rail.

Landing

Access to the loft via ladder which is fully boarded with lights and houses an extra electric boiler.

Bedroom One

13' 8" x 10' 1" (4.17m x 3.07m)
Double glazed window to the front, coving to the ceiling, radiator and carpet.

En suite

Window to the side, wc, sink in vanity unit and shower, heated towel rail, fully tiled and extractor fan.

Bedroom Two

12' 8" x 10' (3.86m x 3.05m)
Double glazed window to the rear, coving to the ceiling, radiator and carpet.

En suite

Window to the side, wc, sink in vanity unit and shower, heated towel rail, fully tiled and extractor fan.

Bedroom Three

12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window to the rear, built in wardrobes, coving to the ceiling, radiator and carpet.

Bedroom Four

11' 3" max x 12' 5" (3.43m max x 3.78m)

Double glazed window to the front, built in wardrobes, coving to the ceiling, radiator and carpet.

Bedroom Five

7' 7" x 9' (2.31m x 2.74m)

Window to the front, coving to the ceiling, carpet,

Bathroom

Double glazed window to the rear, fully tiled, wc, sink in vanity unit and corner bath, heated towel rail, extractor fan,

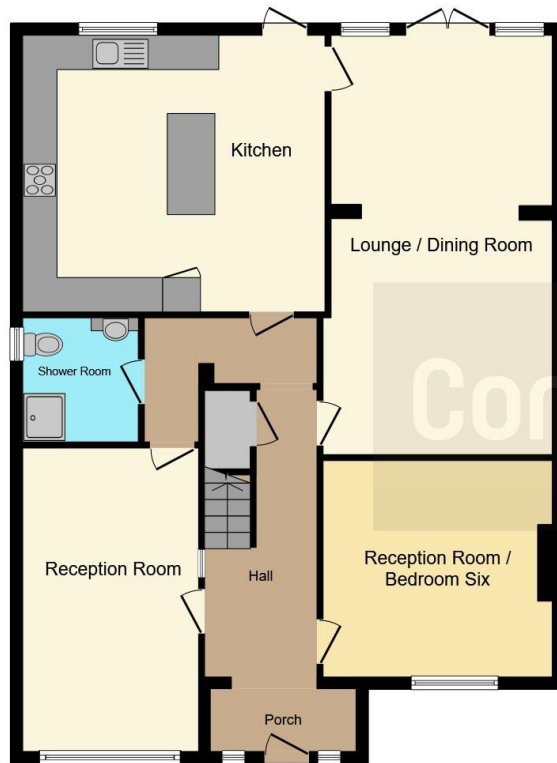
Front Garden

Driveway which fits three cars with further off road parking to the front and side access to the garden.

Rear Garden

Grass and patio areas, new shed, fences to the borders.





Ground Floor



First Floor

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.

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EPC Rating: D

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Tenure: Freehold



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