



St. Albans Road, Sandridge, St. Albans, AL4 9LL Guide Price £525,000 Freehold

Frost's

Set back within a private development of terraced properties is this beautifully presented three bedroom family home with private landscaped rear garden and garage, ideally placed a short distance from highly regarded schools.

This lovely home features an entrance hall, living room, modern kitchen / dining room that overlooks and leads on to the rear garden. On the first floor there are three sizable bedrooms and a thoughtfully refitted family bathroom. Externally there is a lawned front garden whilst the rear garden incorporates a lawn with raised borders with seating area, a single garage which could easily be used as a home office / playroom. Adjacent to the rear garden is residents parking and access to private woodland owned by the residents with views of open neighbouring countryside.

St Albans Road is situated between Marshalswick and Sandridge, and is only a short walk from Jersey Farm woodland park and popular local schools. The city centre is less than 2 miles away and provides a wide range of shopping and leisure facilities as well as a mainline railway station that travels into London St Pancras in under 20 minutes.

Energy Rating C

Council Tax Band D

Freehold





Features

- Three Bedrooms
- Private Development
- Living Room
- Modern Kitchen/Dining Room
- Refitted Family Bathroom
- Private Landscaped Rear Garden
- Garage
- Residents Parking
- Access to Private Woodland
- Views over Open Neighbouring Countryside



A beautifully presented three bedroom family home situated in a private development





Access to Private Woodland

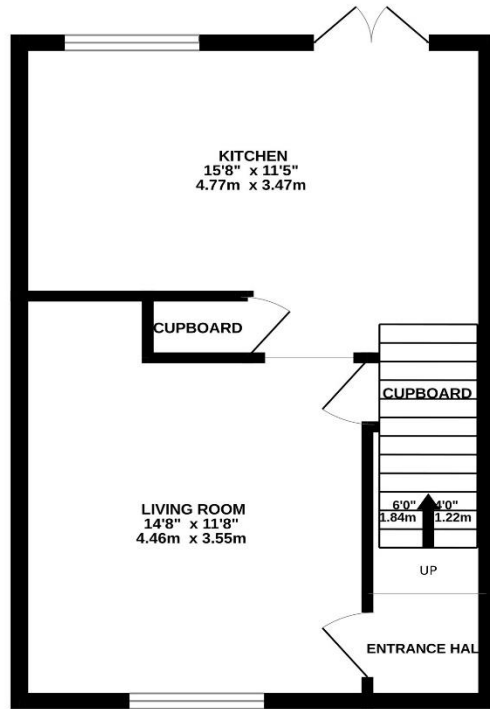


Agent Note: - This property is of non-standard construction. 'Trusteel' - is a steel frame within brick walls. A satisfactory structural condition report was completed in 2009 with no remedial works needed.

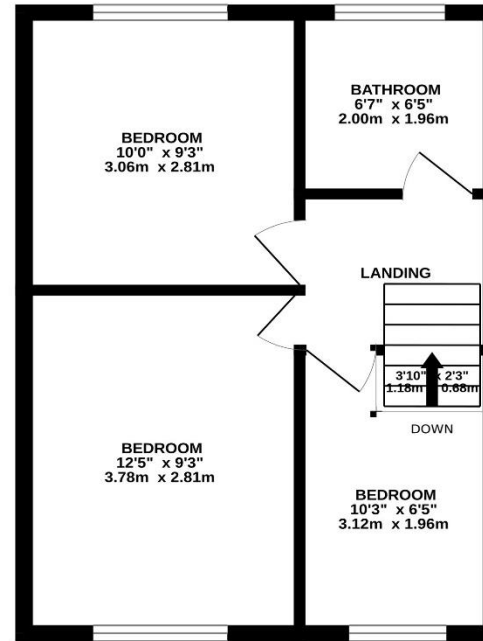




GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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