



Sleapshyde, Smallford, St. Albans, AL4 0SE

Guide Price £1,250,000 Freehold

Frost's

Set in picturesque grounds is this beautifully presented four / five bedroom extended detached family home, occupying a generous plot and offering versatile living space with the added benefit of a self-contained annex to the side and detached double garage. The property is being sold CHAIN FREE.

The main living accommodation comprises an entrance hall, living/dining room, a modern-fitted kitchen leading to a bright conservatory, utility room, separate shower room and two double bedrooms, one with an en-suite bathroom and dressing area.

On the first floor there are two further double bedrooms with useful eves storage and there is a modern shower room. The annex comprises of its own private entrance, dual aspect living room, modern fitted kitchen, double bedroom with fitted wardrobes and bathroom. Further benefits include landscaped gardens, a large gravel driveway accessed via electric gate and a sizable double garage with useful loft space.

Sleapshyde is a quaint village location, ideally located close to St Albans, offering a pretty country pub/restaurant and excellent road connections to the A414 and A1M.

Agent Note - Please note neighbouring property Little Rose Cottage can use driveway to access their property.

Energy Rating D

Council Tax Band G

Freehold





Features

- Four/Five Bedrooms
- Generous Plot with Versatile Living Space
- Self Contained Annex
- Large Bay Fronted Living/Dining Room
- Modern Refitted Kitchen
- Conservatory and Utility Room
- Separate Fitted Shower Room
- Landscaped Gardens
- Large Gravel Driveway
- Sizable Double Garage with Useful Loft Space
- No Onward Chain



A beautifully presented four / five bedroom detached bungalow occupying a generous plot





Sizeable Loft Space









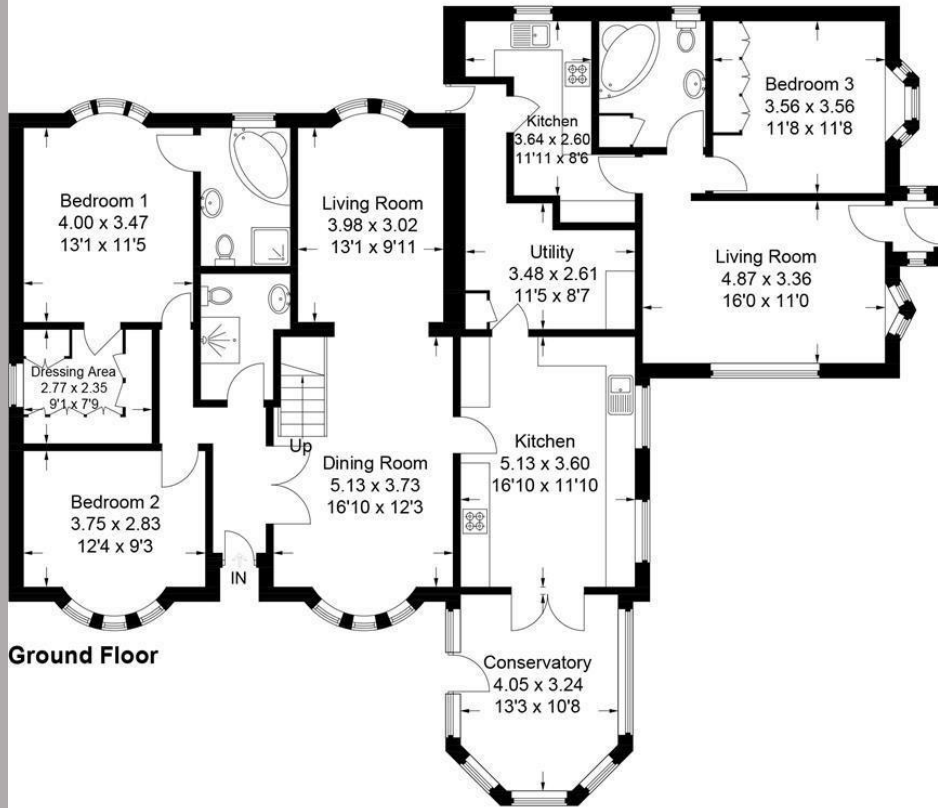
*Generous Plot with
Versatile Living Space*



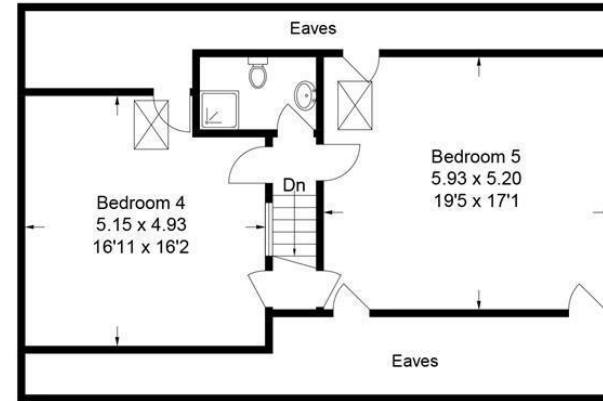




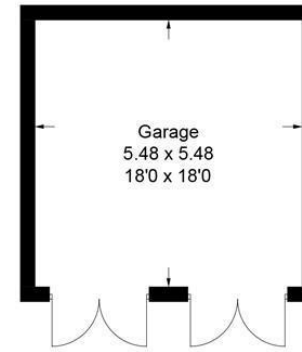
Approximate Gross Internal Area
 Ground Floor = 179.6 sq m / 1,933 sq ft
 First Floor (Excluding Eaves) = 63.8 sq m / 687 sq ft
 Garage = 30.9 sq m / 333 sq ft
 Total = 274.3 sq m / 2,953 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Marshalswick Office | 01727 852295 | marshalswick@frosts.co.uk | 61 The Quadrant, Marshalswick, AL4 9RF

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you will need to know about this property can be found at frosts.co.uk. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

