

## Sandridge Road, St. Albans, AL1 4AG

£1,800,000

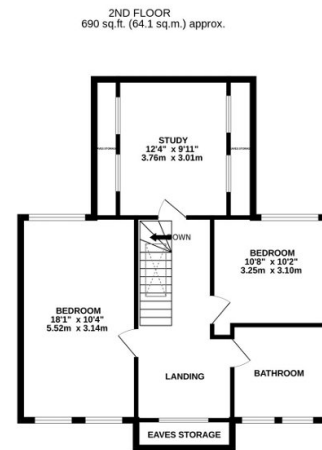
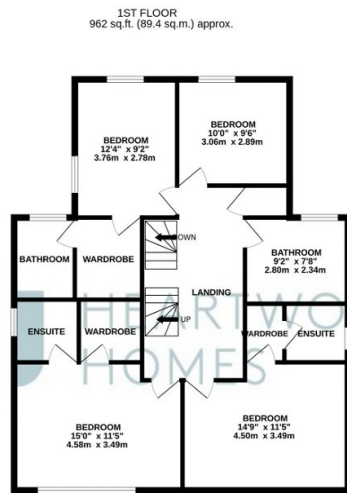
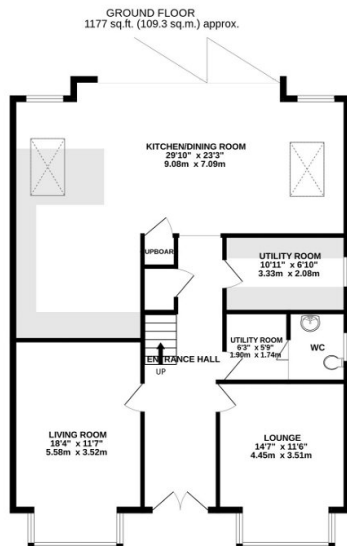
 6  5  3



- Extensively refurbished
- Finished to a high specification
- Chain Free
- Highly sought after local schools
- Five bathrooms
- Amazing open plan kitchen living dining room
- Two bay fronted reception rooms
- Close to the station and the city centre
- Six bedrooms
- EPC awaited

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



**TOTAL FLOOR AREA: 2829 sq.ft. (262.8 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.  
Made with Metropix ©2023



An imposing detached family residence that has been sympathetically refurbished to a high specification and is set in the sought-after Bernards Heath area of St Albans with the heath itself just along the road. This amazing home is ideally located only a short distance from St Albans cosmopolitan city centre with its wide selection of eateries, shopping facilities and the mainline railway station with direct access to London via St Pancras International. The property is also ideally situated for popular highly regarded schools.

This impressive family home provides substantial, versatile accommodation over three floors and has been significantly modernised. You approach the property through a well-groomed front garden which provides off street parking.

You enter through attractive double doors to a grand entrance hall, which leads through to a bright, bay fronted living and a spacious bay fronted family room.

To the rear of the home there is a magnificent open plan kitchen/dining/family room with a fine range of fitted units and built-in appliances and stunning bifold doors to the garden. Furthermore, on the ground floor there is a useful utility room and a ground floor W.C. The ground floor benefits from underfloor heating throughout.

Upstairs to the first floor there are four generous double bedrooms, three beautifully fitted en suites and walk-in wardrobe spaces as well as a fantastic family bathroom. On the second floor there are two further double bedrooms, another bathroom and a large study or gaming room.

Externally to the rear is a beautifully maintained and landscaped garden mostly laid to lawn with a delightful patio area.

This unique and rarely available home is chain free and must be viewed to appreciate everything that it has to offer, please call us today to book your appointment to view. EPC Grade Awaited