



**Sadleir Road, St. Albans, AL1 2BL**

**welcome to**

**Sadleir Road, St. Albans**

Located in the sought-after Sadleir Road, this charming bay-fronted end-of-terrace home has the benefit of a double garage while St Albans City Train Station is approximately just 1.1 miles away, ideal for commuters.



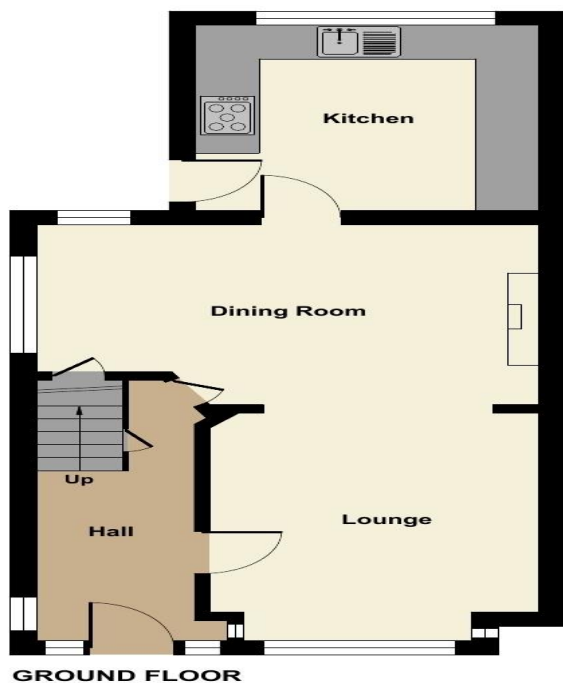
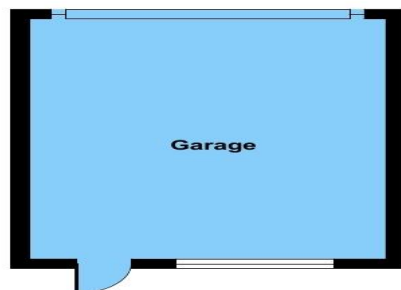
# Sadleir Road, St. Albans, AL1

Approximate Area = 1026 sq ft / 95.3 sq m

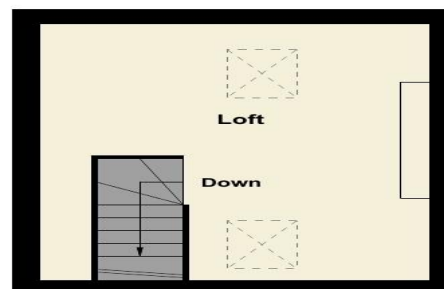
Garage = 314 sq ft / 29.1 sq m

Total = 1340 sq ft / 124.4 sq m

For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

## Entrance Hall

15' 5" max x 5' 1" max ( 4.70m max x 1.55m max )

## Lounge

10' 10" max x 10' 1" max ( 3.30m max x 3.07m max )

## Dining Room

14' 4" max x 10' 6" max ( 4.37m max x 3.20m max )

## Kitchen

10' 9" max x 10' 8" max ( 3.28m max x 3.25m max )

## Bedroom 1

12' 10" max x 8' 2" max ( 3.91m max x 2.49m max )

## Bedroom 2

9' 9" max x 8' 11" max ( 2.97m max x 2.72m max )

## Bedroom 3

9' 2" max x 7' 2" max ( 2.79m max x 2.18m max )

## Bathroom

5' 6" max x 5' 4" max ( 1.68m max x 1.63m max )

## Loft

10' 9" max x 8' 2" max ( 3.28m max x 2.49m max )



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for William H Brown. REF: 1266781

welcome to

## Sadleir Road, St. Albans

- 3 Bedroom Family Home
- Double Garage
- Bay-Fronted Property
- Under a Mile from the City Centre
- 1.1 Miles from St Albans City Train Station

Tenure: Freehold EPC Rating: D

offers over

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ALB105740 - 0003

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