



DRUCE
▲ & PARTNERS ▲

153 Sandridge Road
St. Albans, AL1 4AH
Guide Price £1,200,000

A well presented 5 bedroom detached family house with 3 reception rooms, ample parking and a mature, secluded west facing 100' rear garden with open aspect backing private allotments within a mile of mainline station and close to favoured schools including Sandringham, STAGS and Bernards Heath Infant & Junior Schools.

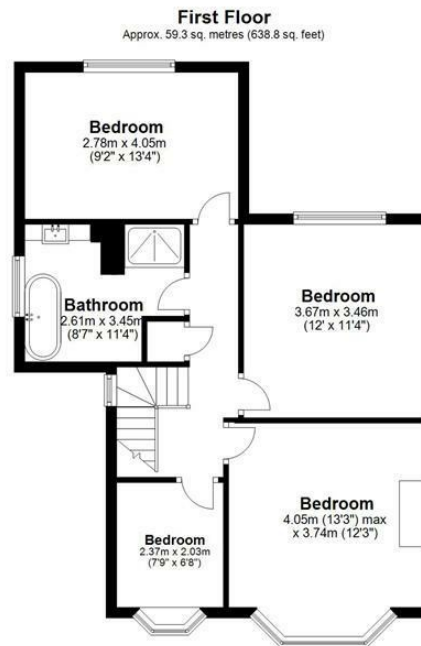
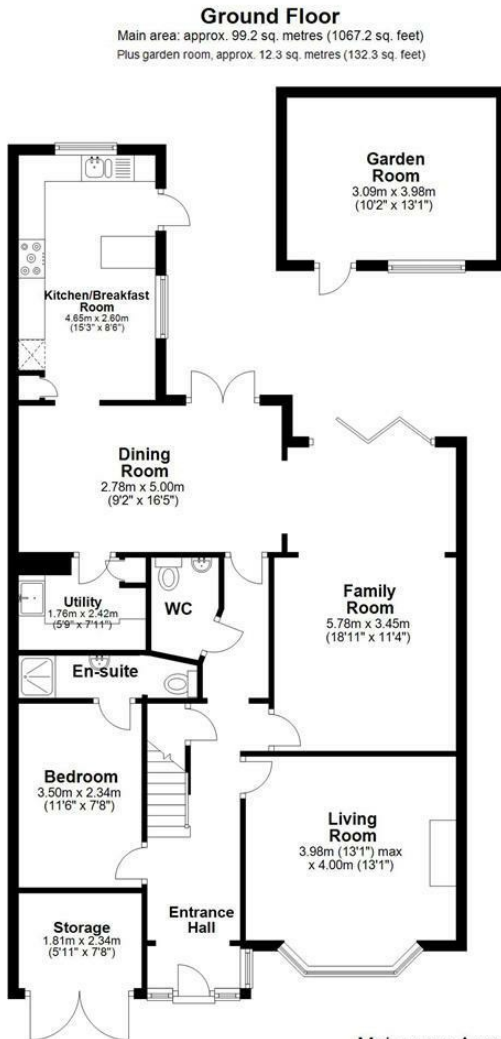
Set back from road in a popular residential area, close open parkland of Bernards Heath and local shopping parade.

The light, bright accommodation comprises :- entrance hall, cloakroom, a versatile guest suite with en-suite shower room, living room with wood burner, family room with bi-fold doors onto terrace and garden, dining room with patio doors onto terrace and garden opening into kitchen with integrated oven, hob, extractor and dish washer and a utility room. There are 4 bedrooms and a family bathroom including separate shower cubicle.

A particular feature is the secluded, west facing 100' rear garden with large paved terrace (ideal for entertaining) and a large garden room with power connected (currently used as a music studio --- ideal home office.)

There is potential for further extension to the rear and into the Loft (subject to planning)





Main area: Approx. 158.5 sq. metres (1706.0 sq. feet)
Plus garden room, approx. 12.3 sq. metres (132.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.
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GROUND FLOOR

Entrance Hall

Living Room

13'1 x 13'1 (3.99m x 3.99m)

Guest Room with en-suite

11'6 x 7'8 (3.51m x 2.34m)

Family Room

18'11 x 11'4 (5.77m x 3.45m)

Dining Room

16'5 x 9'2 (5.00m x 2.79m)

Kitchen/ Breakfast Room

15'3 x 8'6 (4.65m x 2.59m)

Utility

7'11 x 5'9 (2.41m x 1.75m)

FIRST FLOOR

Bedroom 1

13'3 x 12'3 (4.04m x 3.73m)

Bedroom 2

12' x 11'4 (3.66m x 3.45m)

Bedroom 3

13'4 x 9'2 (4.06m x 2.79m)

Bedroom 4

7'9 x 6'8 (2.36m x 2.03m)

Bathroom

11'4 x 8'7 (3.45m x 2.62m)

OUTSIDE

Ample Driveway Parking

Garden Room

13'1 x 10'2 (3.99m x 3.10m)

Rear Garden

approx 100 (approx 30.48m)

Storage Room

7'8 x 5'11 (2.34m x 1.80m)

ALL MAINS SERVICES

Council Tax

Band F - £3176 P.A

EPC

Band - D

Viewing

Through Druce & Partners,
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