



89C Sandpit Lane, St. Albans, Hertfordshire AL1 4BJ

Price £1,595,000 Freehold



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St. Albans, Hertfordshire AL1 4BJ

An attractive five bedroom detached family home secluded behind electric gates in a highly desirable residential location. There's excellent potential to convert part of the garage into habitable rooms and convert the loft into an additional bedroom (s.t.p)

The spacious accommodation begins with a covered porch and front door opening into a welcoming entrance hall with a cloakroom/W.C and a turning staircase to the first floor. The generous lounge leads through to a dual aspect study via double doors offering a delightful work area with a further set of doors to the rear garden. The stylish kitchen/diner/family room features a part-valued ceiling with Velux windows and double doors to the rear garden. There's a quality fitted kitchen with a wide range of wall and base units and breakfast bar area. There's a useful utility room with a side door and connecting door to the double garage with light and power points.

The well-proportioned first floor landing offers a deep airing cupboard, a hatch to the loft and doors to rooms. The impressive master bedroom is accessed via a walk-in wardrobe with a range of fitted units and access to a four piece en-suite. The second bedroom also features an en-suite and there are three further bedrooms with a balcony leading off the fifth bedroom.

The private frontage is accessed via a driveway with curved brick walls and electric gates offering privacy with established evergreen hedges to each side. A pleasant lawn and a combination of a block paved and chipping driveway lead to the double garage. The wonderful rear garden has a full width paved patio which is ideal for entertaining and leads to the lawn with a variety of established plants and bushes to each side.

Sandpit Lane is superbly located within walking distance of the mainline train station, the shops and services in Marshalswick and Fleetville, The Wick park and popular local schools including Fleetville primary and Beaumont, Verulam and Sandringham Secondary Schools





ACCOMMODATION

Porch

Hallway

Lounge

18'1 x 13'8 (5.51m x 4.17m)

Study

11'7 x 9'11 (3.53m x 3.02m)

Family Room/Diner

17'9 x 14'9 (5.41m x 4.50m)

Kitchen

16'2 x 7'1 (4.93m x 2.16m)

Utility Room

W.C

FIRST FLOOR

Landing

Bedroom 1

16'7 x 11'5 (5.05m x 3.48m)

Walk in Wardrobe

En-Suite

Bedroom 2

14'10 x 11'9 (4.52m x 3.58m)

En-Suite

Bedroom 3

13'3 x 11'8 (4.04m x 3.56m)

Bedroom 4

9'5 x 6'9 (2.87m x 2.06m)

Dressing Room

11'1 x 7'1 (3.38m x 2.16m)

EXTERIOR

Front Garden

Rear Garden

49'11" x 47'6" (15.24m x 14.5)

Double Garage

17'4 x 17'3 (5.28m x 5.26m)



Floor Plan



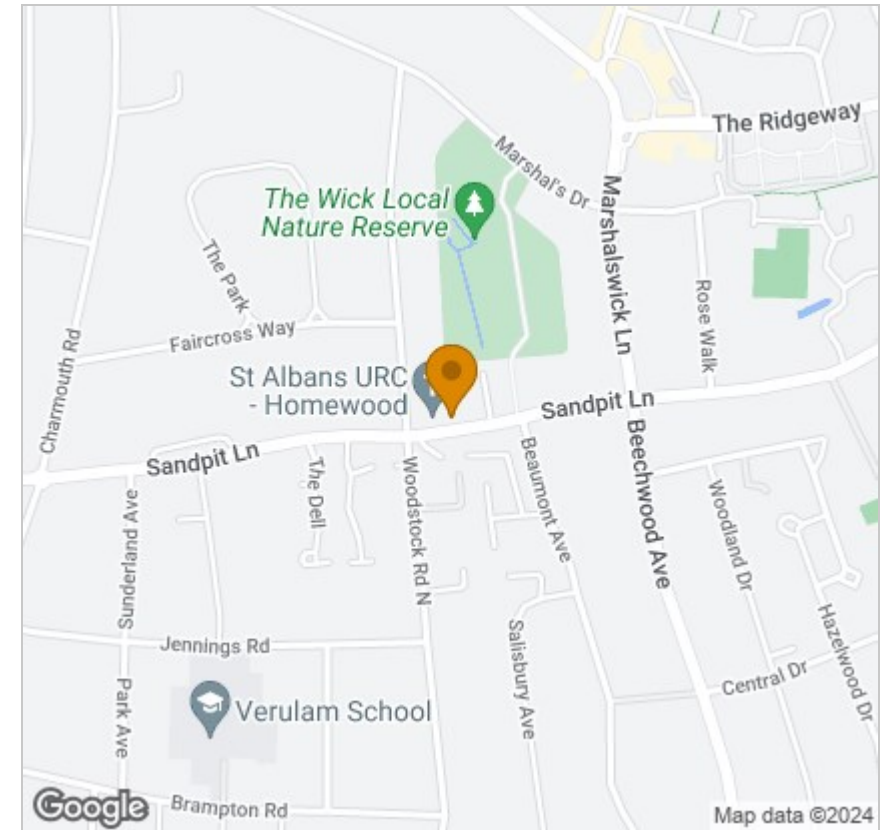
TOTAL FLOOR AREA EXCLUDES GARAGE

TOTAL FLOOR AREA : 2064 sq.ft. (191.7 sq.m.) approx.

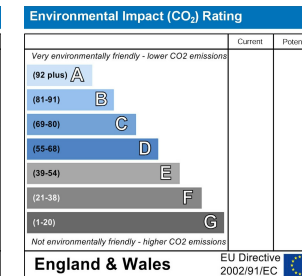
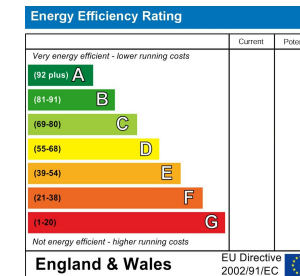
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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