



1 Sandridgebury Place Sandridgebury Lane, St.
Albans, Hertfordshire AL3 6DD

Guide price £1,775,000 Freehold



1 Sandridgebury Place Sandridgebury Lane

St. Albans, Hertfordshire AL3 6DD

A brand new detached family home of outstanding quality and offering superbly planned accommodation. Arranged over three floors with an impressive 'heart of the home' kitchen/diner/family room opening out to a generous 85ft+ westerly facing private rear garden. This impressive residence offers three off street car parking spaces with an electric vehicle charge point, 10 solar panels, underfloor heating to the ground floor and a 10 year New Build Warranty.

A covered entrance porch and part-glazed front door open into the generous hall with Amtico flooring and a turning stair case to the first floor with storage below and door to rooms including a convenient cloakroom W.C. The impressive lounge enjoys a large bay window to the front and two further windows to the side allowing light to flood in. The bright triple aspect kitchen/dining/family room benefits from 2.7m high bi-folding doors and a large atrium. The quality Masterclass kitchen with sociable island unit with seating area is equipped with high-spec Siemens integrated appliances. In addition there's multi-functional home office and handy utility room.

The first floor landing has stairs to the second floor and doors to rooms. The master bedroom offers a bay window to the front, two walk-in wardrobes and an en-suite including a free-standing bath, shower cubicle, basin and W.C. The second and third bedrooms also enjoy en-suite shower rooms. The second floor landing gives access to two further bedrooms and a bathroom.

Externally a block paved driveway provides three parking spaces and there's access to both sides of the house to the westerly facing rear garden with a porcelain tiled patio area leading to a level lawn with laurels and saplings.

Located just off Harpenden Road within approx 1 miles of the historic, vibrant City centre and 1.25 miles to the mainline train station to St Pancras. Well placed for access to open countryside and outstanding local schools, including St Albans Girls School.





ACCOMMODATION

Porch

Entrance Hall

Cloakroom/W.C.

Lounge

24'6 x 12'6

Kitchen/Dining/Family Room

29'5 x 28 (8.97m x 8.53m)

Utility Room

12'1 x 6'7 (3.68m x 2.01m)

Office

8'11 x 5'11 (2.72m x 1.80m)

FIRST FLOOR

Master Bedroom

18'1 x 13'11 (5.51m x 4.24m)

Walk-in Dressing Room

13'10 x 6'5 (4.22m x 1.96m)

En-Suite

Bedroom 2

16'1 x 14'9 (4.90m x 4.50m)

En-Suite

Bedroom 3

16'1 x 12'10 (4.90m x 3.91m)

En-Suite

SECOND FLOOR

Landing

Bedroom 4

17'11 x 14'5 (5.46m x 4.39m)

Bedroom 5

17'10 x 8'4 (5.44m x 2.54m)

Bathroom

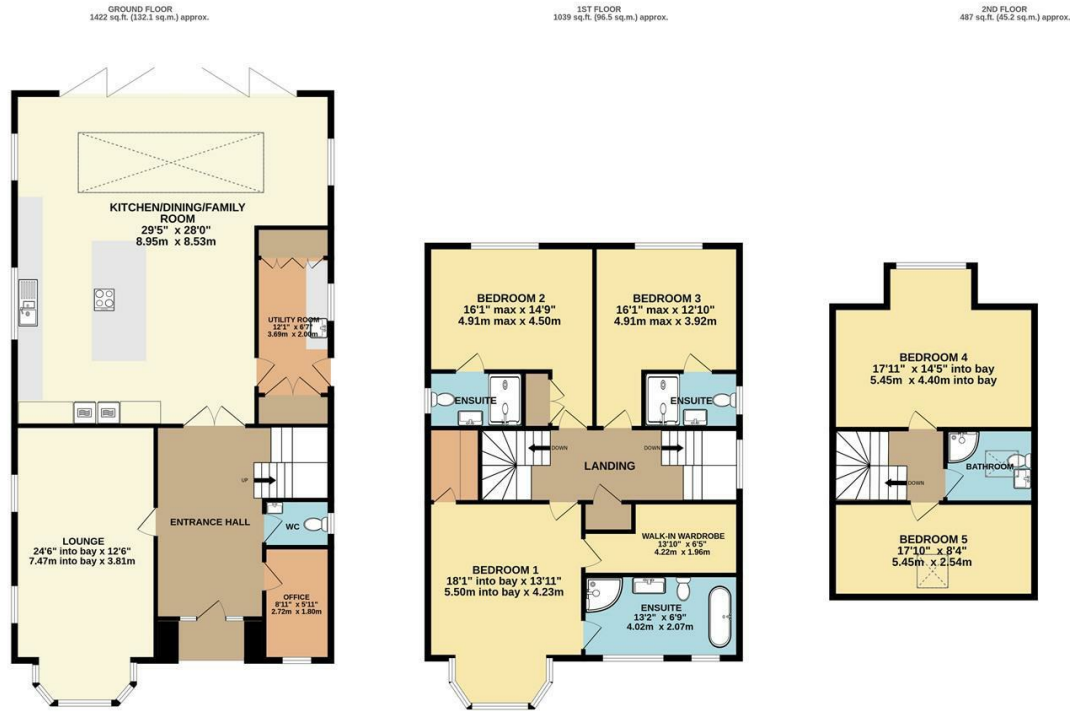
OUTSIDE

Block Paved Driveway

Rear Garden

85 (25.91m)

Floor Plan

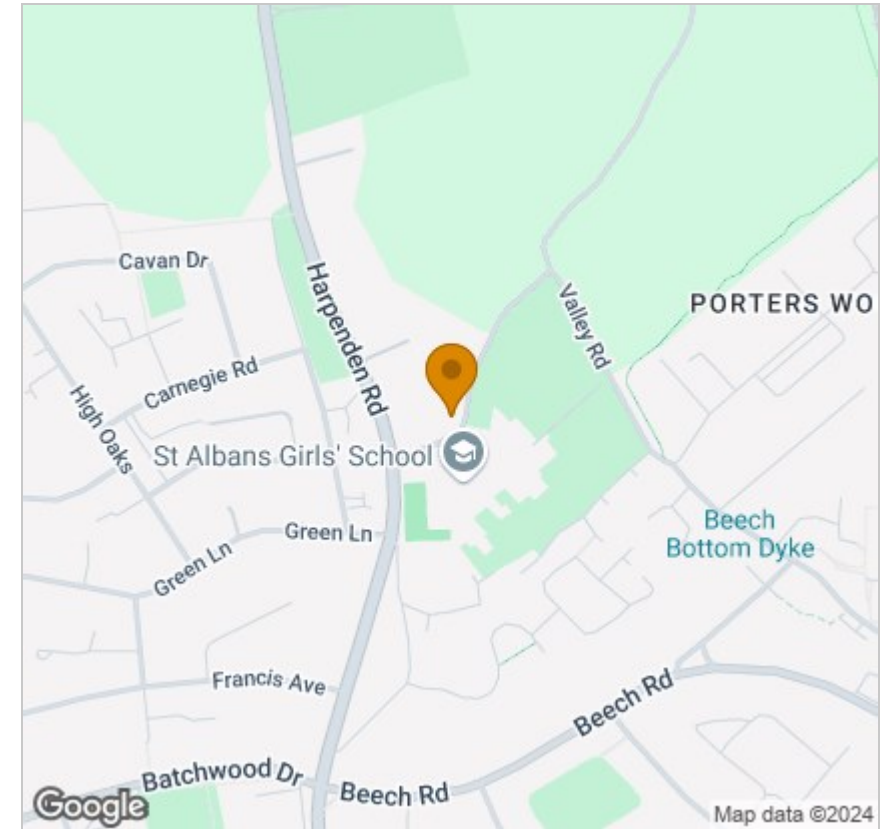


TOTAL FLOOR AREA : 2948 sq.ft. (273.9 sq.m.) approx.

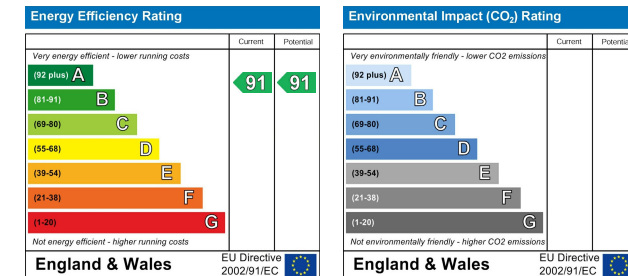
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2024.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
 01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
 ESTATE AGENTS