



177 Sandridge Road, St Albans, AL1 4AH
Guide price £825,000 Freehold



177 Sandridge Road

St Albans, AL1 4AH

An attractive bay fronted 1920's semi-detached house with a wonderful 130ft sunny rear garden backing onto allotments in the Bernards Heath area of St Albans. The property has been extended on the ground floor at the rear and offers further potential to extend to the side, rear and into the loft (s.t.p.p.).

The accommodation begins with a front door opening into an entrance porch with a further door into a welcoming hallway with stairs to the first floor with storage below and doors to rooms. The bay fronted lounge enjoys a fireplace and the dining room opens into a bright dual aspect family room with double doors to the garden. The fitted kitchen has a range of wall and base units and recesses for white goods and there's a wall mounted gas boiler. A door leads to a lobby giving access to a cloakroom/W.C. and the garage which has an electric roller door.

The first floor landing has a window to the side, hatch to the loft and doors to rooms. There are two double bedrooms, both with built-in storage and a well-proportioned third bedroom. The bathroom has a bath, shower cubicle, basin and there's a separate W.C.

Externally, there's a driveway leading to the garage with a lawn to the side and established hedges and plants. To the rear is a wonderfully private garden with a patio area leading to an extensive lawn wide range of plants and hedges and a wooden shed to the rear.

Sandridge Road is centrally located within 20 minutes walk of the mainline train station into St Pancras International and also St Albans City centre with its wide variety of shopping, restaurants and leisure facilities. There are very highly regarded local Primary Schools, Sandringham senior school is approx 1187meters away and the green open space of Bernards' Heath with a children's play area very close to hand, plus local shops on Beech Road.





ACCOMMODATION

Porch

Entrance Hall

Kitchen

13'10 x 11'6 (4.22m x 3.51m)

Lounge

13'1 x 12'11 into bay (3.99m x 3.94m into bay)

Dining Room

11'10 x 11'3 (3.61m x 3.43m)

Family Room

13'5 x 10'9 (4.09m x 3.28m)

W.C.

FIRST FLOOR

Landing

Bedroom 1

12'7 x 11'6 (3.84m x 3.51m)

Bedroom 2

11'11 x 11'3 (3.63m x 3.43m)

Bedroom 3

7'11 x 6'5 (2.41m x 1.96m)

Bathroom

W.C.

OUTSIDE

Frontage

Rear Garden

130 (39.62m)



Floor Plan



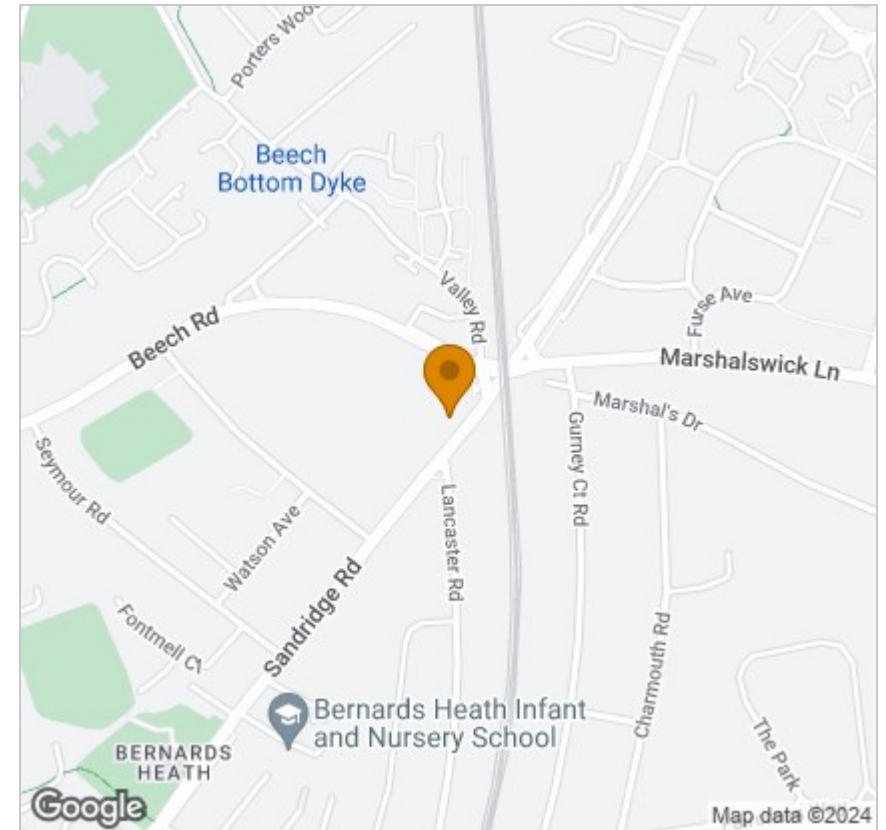
TOTAL AREA EXCLUDES GARAGE

TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.

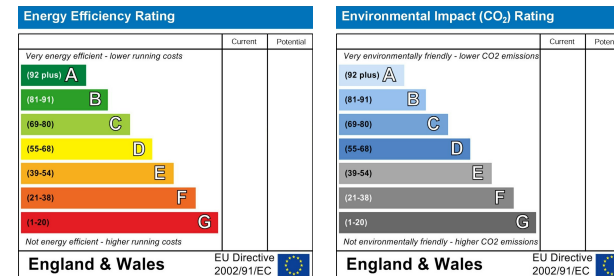
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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