



110B High Street, St. Albans, AL4 9BY

Guide price £775,000 Freehold



## 110B High Street

St. Albans, AL4 9BY

A beautifully presented and extended three bedroom semi-detached house in the popular village of Sandridge. The property offers modern, flexible accommodation with the benefit of no onward chain.

The accommodation begins with a welcoming entrance hall with stairs to the first floor and a convenient downstairs W.C. The bright bay fronted lounge has an attractive wooden style floor and connects through to a bright and generous dining room with a large glass roof atrium, windows and double doors out to the rear garden. The room blends perfectly into the modern stylish kitchen with a breakfast bar area and a range of quality wall and base units with integrated appliances.

The first floor landing has a window to the front, hatch to the loft and doors to rooms. There are three well-proportioned bedrooms and a contemporary style bathroom suite incorporating a bath with shower above, a basin with storage below and a W.C.

Externally there is a brick retaining wall to the front with inset metal railings and a block paved driveway offering off street car parking. To the rear is a wonderfully private low-maintenance rear garden with a paved patio area with raised flower beds to the rear. There's access to a converted garage which has been transformed into a superb garden room with bi-folding doors with light, power points and a connecting door to a useful garden store at the front.

Sandridge is a pretty village to the north of St Albans and home to Heartwood Forest and close to open countryside. The village benefits from a primary school, easy access to the outstanding Sandringham senior school, Spencer Meadow sports facility, a general store, coffee shop and number of public houses. The more comprehensive shopping and leisure facilities of St Albans city centre and mainline railway station remain only a short car or bus ride away.





## ACCOMMODATION

Entrance Hall

Lounge

22'0 x 11'4 (6.71m x 3.45m)

Dining Room

18'0 x 7'8 (5.49m x 2.34m)

Kitchen

10'0 x 9'4 (3.05m x 2.84m)

W.C.

FIRST FLOOR

Landing

Bedroom

11'4 x 9'8 (3.45m x 2.95m)

Bedroom

11'5 x 9'3 (3.48m x 2.82m )

Bedroom

9'5 x 6'6 (2.87m x 1.98m)

Bathroom

OUTSIDE

Frontage

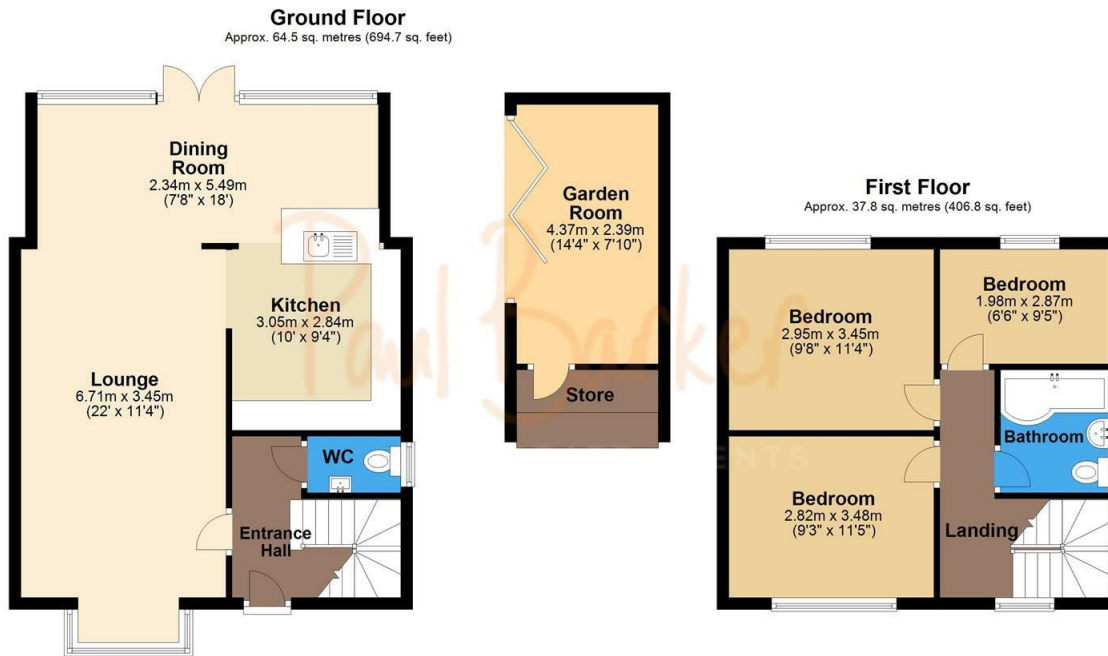
Rear Garden

Garden Room

14'4 x 7'10 (4.37m x 2.39m)

Store

## Floor Plan



Total area: approx. 102.3 sq. metres (1101.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## 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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## Area Map



## Energy Efficiency Graph

