



106 Sandridge Road, St. Albans, AL1 4AP

Guide price £635,000 Freehold



Paul Barker  
ESTATE AGENTS

# 106 Sandridge Road

St. Albans, AL1 4AP

Set in the highly sought-after Bernards Heath area and enjoying beautiful views across the open green space of Bernards Heath itself, this larger than average Victorian terrace home boasts a stylish ground floor rear extension and blends period charm with contemporary living.

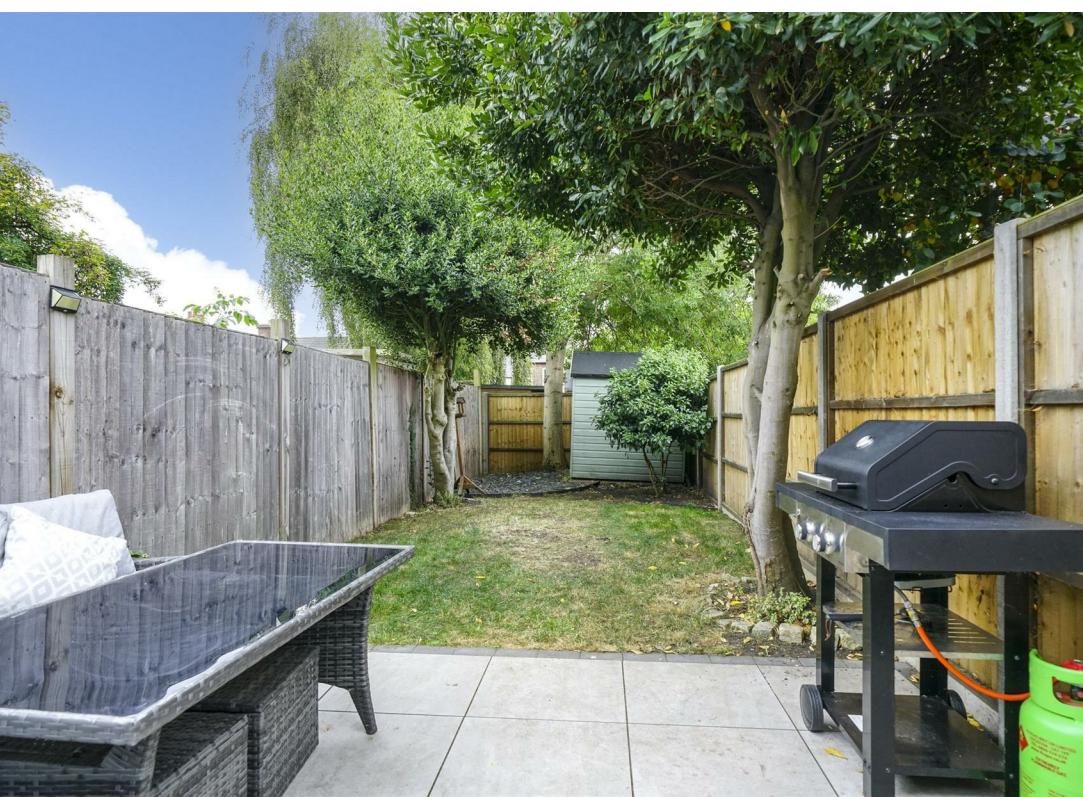
A part-glazed front door opens into a welcoming lounge featuring exposed wooden floorboards, a chimney breast, and a front-facing window fitted with plantation shutters. A doorway leads through to a separate dining room, also with wooden flooring and a rear aspect window with shutters, plus stairs rising to the first floor. The extended kitchen/breakfast room provides a bright, spacious area fitted with elegant grey wall and base units, complementary worktops, and a combination of integrated and freestanding appliances. The wooden flooring continues throughout, with side windows and French doors opening onto the rear garden.

Upstairs, a generous landing offers an airing cupboard, loft access, and doors to three well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe, and all are served by a high-quality family bathroom with bath and overhead shower, washbasin, and WC.

Externally, the property features a paved patio area ideal for outdoor entertaining, leading to a lawned garden bordered by mature trees. A small wooden shed provides storage, and a rear gate gives access to a pathway leading to the front.

Bernards Heath is renowned for its community feel, excellent local schools, independent shops, and easy access to both St Albans city centre and the mainline station with fast services to St Pancras International.





## ACCOMMODATION

### Lounge

11'7 x 11'6 (3.53m x 3.51m)

### Dining Room

11'5 x 11'6 (3.48m x 3.51m)

### Kitchen/Breakfast Room

22'3 x 7'1 (6.78m x 2.16m)

## FIRST FLOOR

### Bedroom 1

11'7 x 11'6 (3.53m x 3.51m)

### Bedroom 2

11'5 x 9'1 (3.48m x 2.77m)

### Bedroom 3

8'1 x 9'6 (2.46m x 2.90m)

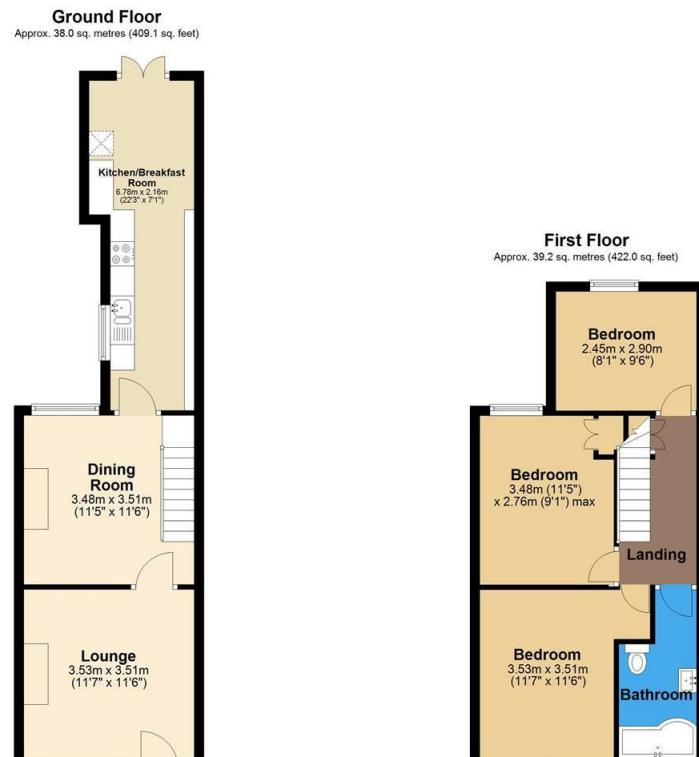
### Bathroom

## OUTSIDE

### Rear Garden

45 (13.72m)

## Floor Plan



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. Copyright © SKMSTUDIO

Plan produced using PlanUp.□

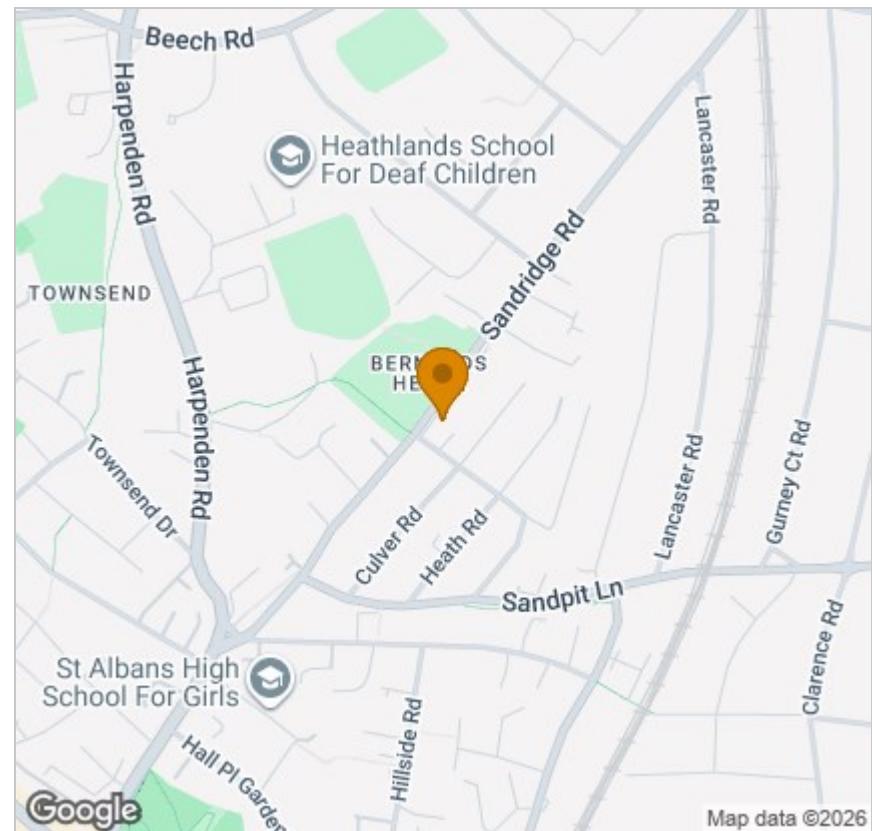
## Viewing

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

