



## St. Albans Road

Sandridge | Hertfordshire | AL4 9LB

£1,995,000

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# STEP INSIDE

## St. Albans Road

Plot One features state-of-the-art technology, including Air Source heat pumps and PV Solar panels, complemented by a spacious, private garden perfect for outdoor entertaining and relaxation. It also offers convenient off-street parking equipped with EV charging.

These homes are thoughtfully designed with a modern new-build aesthetic, combining elegance throughout their well-designed open plan living areas and versatile spaces spread across three floors, making them ideal for the contemporary family.

Inside, you'll find high-quality finishes and stylish fixtures that create an inviting and comfortable atmosphere. Located in a highly desirable area near the historic city of St Albans, the properties provide a peaceful and idyllic setting while still being conveniently close to local amenities and transport links.

Each home offers private parking and the potential for a double fronted garage. Designed with energy efficiency in mind, these properties include full LED lighting, Air Source heat pumps, PV Solar panels, and individual car charging facilities. The gated development also offers additional security with electric gates, intruder alarms, and CCTV systems, all controlled through individual homeowners' apps.

On the ground floor, there is a spacious reception hall with black Crittall entrance doors leading to a substantial open plan kitchen, fitted with electric Velux skylights and Miele appliances in both the kitchen and utility room. The family room opens onto a tiled patio and individually landscaped gardens through bi-fold doors, while additional rooms offer flexibility for a playroom, study, or library.

The first floor features a large galleried landing, leading to four well-proportioned bedrooms, two of which have en-suite bathrooms, along with a spacious family bathroom. The upper floor is dedicated to a complete principal suite, featuring an en-suite dressing room with Velux windows offering countryside views, as well as a large bathroom with a shower, bath, and double sink.

The gardens are beautifully landscaped to complement the high quality of the development.

### Features Include:

- Exclusive Gated Development of Just Five High-Quality Homes
- Prime Hertfordshire Village Location
- High Specification Design Throughout
- Energy-Efficient Homes with PV Solar Panels and Air Source Heat Pumps
- Bespoke Italian Kitchens with Miele Appliances
- Electric Vehicle Charging
- 10-Year Build Warranty and 2-Year Development Warranty
- Private Gardens
- Five Bedrooms
- Accommodation Across Three Floors

Note: Internal images depict Plot Three.









# STEP OUTSIDE

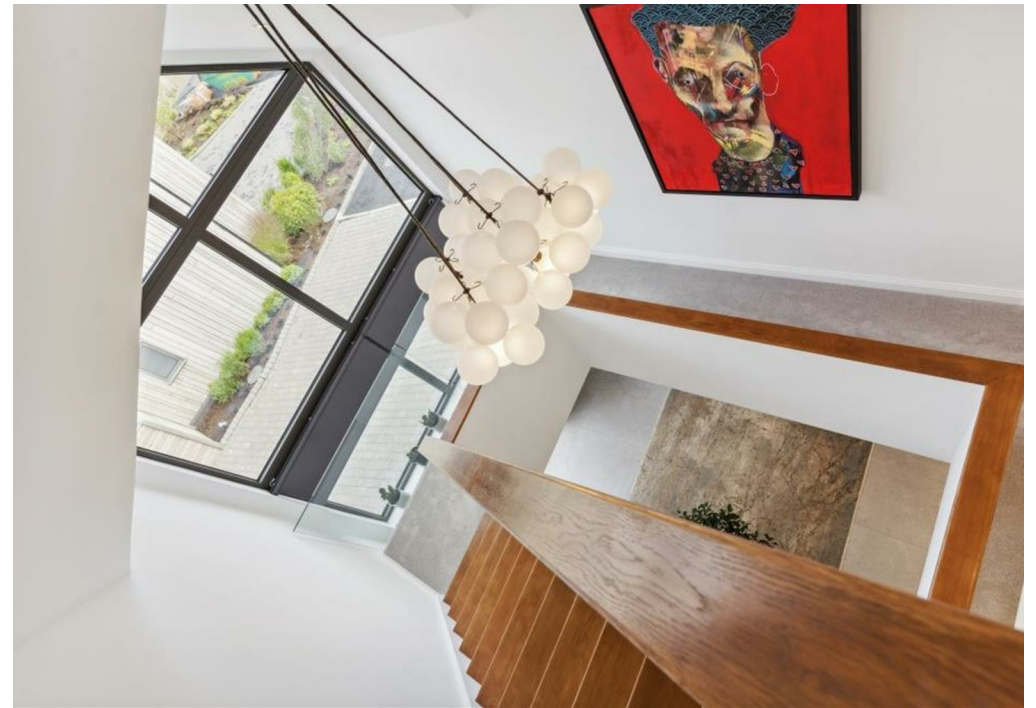
## St. Albans Road

Sandridge is a charming village located just north of St Albans, Hertfordshire. It boasts a rich history, dating back to Saxon times, with its name thought to derive from "Sandy Ridge" due to the sandy soil in the area. The village is characterised by its picturesque cottages, traditional pubs like The Queen's Head, and St. Leonard's Church, a landmark that has stood since the 12th century. The proximity to Heartwood Forest, one of the largest new native woodlands in England, makes Sandridge an ideal spot for nature lovers and those looking to explore the beautiful Hertfordshire countryside.

In addition to its historical attractions, Sandridge has a close-knit community and a variety of local events that reflect its rural charm. The annual village fair and community activities bring residents together, providing a sense of continuity and tradition. Sandridge is well connected to nearby St Albans, allowing visitors to easily enjoy both the tranquility of the village and the more bustling environment of the nearby city. With its mix of history, nature, and community spirit, Sandridge offers a delightful escape from urban life while still being conveniently close to modern amenities.

St Albans has a vibrant town centre alive with an eclectic mix of boutique shops, quaint cafes, and bustling markets, offering something to delight every visitor. From browsing the stalls at the historic St. Albans Charter Market to indulging in gourmet delights at the renowned St. Albans Food and Drink Festival, there's no shortage of culinary and cultural experiences to savour. With its bustling atmosphere and friendly locals, St. Albans effortlessly combines the charm of a historic market town with the sophistication of a modern city, making it a truly captivating destination for all who visit.

The nearby town of Harpenden is picturesque, known for its charming village atmosphere and beautiful green spaces. Located just a short drive away, Harpenden offers a blend of countryside tranquility and convenient commuting options to the capital. The town features numerous parks, such as the extensive Common, which hosts local events and sports activities throughout the year. Harpenden is also home to a range of independent shops, restaurants, and cafes, contributing to its vibrant community feel. With excellent schools and a strong sense of local pride, it's an attractive place for families seeking a balance between rural and urban living.



## Plot 1

Approximate Gross Internal Area  
 Ground Floor = 124.0 sq m / 1,335 sq ft  
 First Floor = 90.0 sq m / 969 sq ft  
 Second Floor = 68.0 sq m / 731 sq ft  
 Total = 282.0 sq m / 3,035 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- Available for immediate occupation
- Luxury gated development of 5 new build homes
- Principle bedroom suite with dressing area and en-suite
- 4 bathrooms with Italian designer sanitary wear
- 10 Year build warranty
- 5 bedrooms all with build-in wardrobes
- Solar PV panels and air source heat pump
- Electric Vehicle charger
- High specification throughout including Miele appliances and underfloor heating
- Landscaped garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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