



Sleafshyde

Smallford | Hertfordshire | AL4 0SE

£1,150,000

FINE & COUNTRY
fineandcountry.com™

STEP INSIDE

Sleapshyde

Discover your dream home with this 5-bedroom detached chalet bungalow, nestled behind electric gates on a private drive in the charming village of Sleapshyde. Enjoy the perfect balance of tranquillity and convenience, with local amenities, public transport, and motorway links just minutes away.

This property is a true gem, featuring a spacious wrap-around garden, a timber-clad double garage/workshop, and ample parking. Inside, you'll find flexible living spaces designed to suit your lifestyle, including five double bedrooms—complete with a principal suite boasting an en-suite bathroom and dressing room. With three bathrooms, three reception rooms, a utility room, and two modern kitchens, this home is equipped to accommodate all your needs.

But that's not all! The versatile layout provides the potential to create a separate annex with its own postal address, offering an incredible opportunity for rental income or multi-generational living. Don't miss the chance to make this extraordinary property your own—schedule a viewing today!









STEP OUTSIDE

Sleapshyde

Living in Smallford, offers a blend of rural charm and convenient access to urban amenities. One of the key benefits of residing in Smallford is its peaceful, village-like atmosphere, which provides a break from the hustle and bustle of larger towns and cities. Surrounded by picturesque countryside, Smallford is an ideal place for those who enjoy nature and outdoor activities. With several walking trails, parks, and green spaces nearby, it's easy to stay active and enjoy the fresh air.

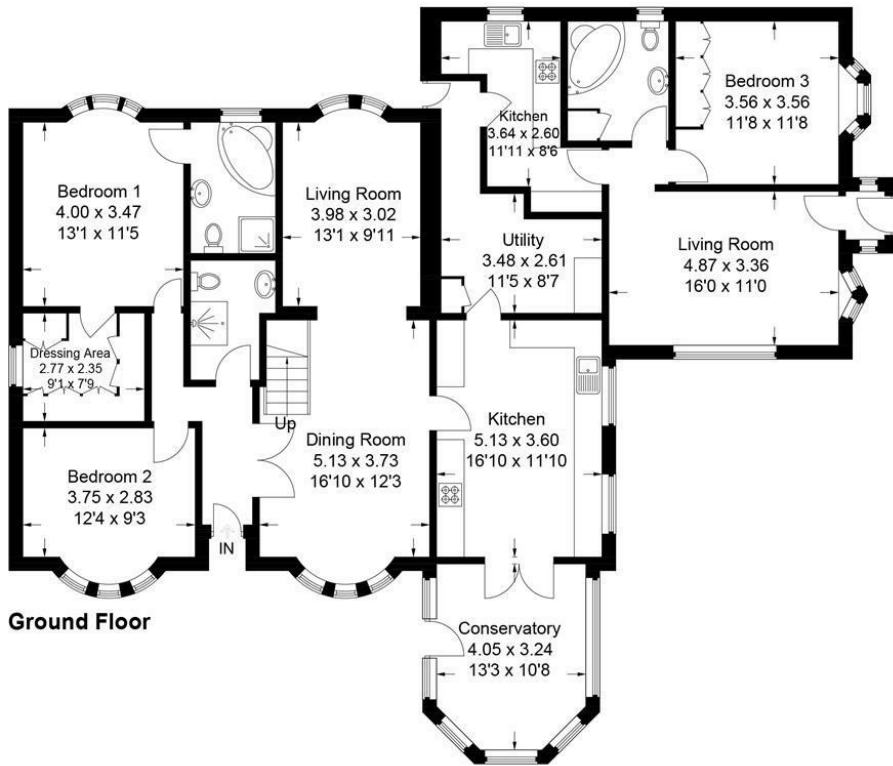
Despite its tranquil setting, Smallford offers excellent connectivity to St Albans and London, making it a great choice for commuters. The nearby A414 and M25 motorways offer straightforward access to the city, and the St Albans City railway station provides frequent services to London, with journey times of less than 30 minutes to St Pancras International. This proximity to major transport links means residents can enjoy the advantages of rural living without sacrificing the convenience of a short commute to larger urban centers.

Smallford also has a strong sense of community, with local events, farmers' markets, and a variety of community groups and clubs. The presence of local businesses, including quaint shops, cafes, and pubs, adds to the village's appeal and fosters a friendly, close-knit atmosphere. Additionally, the nearby city of St Albans offers a wealth of cultural attractions, such as the St Albans Cathedral, museums, and a lively arts scene, giving residents easy access to a rich historical and cultural experience.

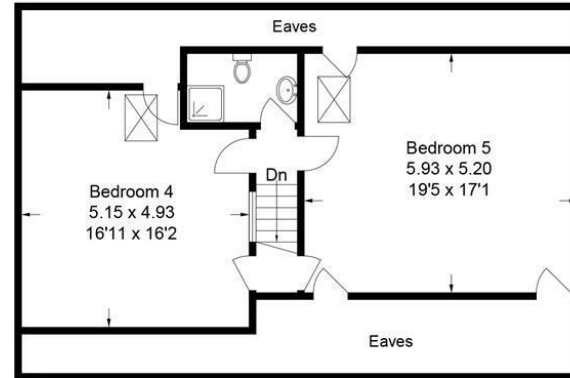
Families, in particular, will appreciate the good selection of schools in the surrounding area, including both public and private options. Smallford offers a safe and family-friendly environment, with plenty of recreational activities for children, such as playgrounds, sports clubs, and community events. Overall, Smallford provides a harmonious balance of peaceful rural life, modern conveniences, and a strong community spirit, making it an appealing place to call home.



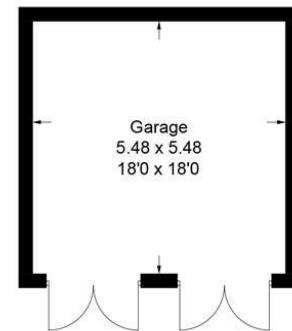
Approximate Gross Internal Area
 Ground Floor = 179.6 sq m / 1,933 sq ft
 First Floor (Excluding Eaves) = 63.8 sq m / 687 sq ft
 Garage = 30.9 sq m / 333 sq ft
 Total = 274.3 sq m / 2,953 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for Fine & Country

- Detached Bungalow
- Annex
- Detached Garage/Workshop
- Wrap Around Garden
- Five Double Bedrooms
- Principal Bedroom With En-Suite & Dressing Room
- Three Bathrooms
- Utility Room
- Gated Entrance

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	80
England & Wales		EU Directive 2002/91/EC

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) Fine & Country have prepared these property particulars as a general guide to a broad description of the property. Fine & Country as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment of Fine & Country has any authority to make or give any representation or warranty whatsoever in respect of the property.

fineandcountry.com™

