



Sandpit Lane, St Albans



**Guide price £950,000**



## Key Features

- Spacious open-plan layout
- Modern kitchen and breakfast room
- Just 0.4 miles from the Quadrant in Marshalswick
- Generous tiered garden
- Within catchment for excellent local schools
- Off-street parking for at least three vehicles







## Spacious and Extended Four-Bedroom Semi-Detached Home – Sandpit Lane

Offered to the market with no upper chain, this beautifully extended semi-detached family home is set on an access road of Sandpit Lane. Ideally located just 0.4 miles from the Quadrant in Marshalswick and within catchment for highly regarded, Ofsted outstanding local schools, the property combines generous living space with a flexible layout, perfect for modern family life.

The ground floor features a larger-than-average entrance hall leading to a stylish shower room, a versatile study, and a spacious open-plan lounge with patio doors that open directly onto the rear garden. This living space flows seamlessly into a modern kitchen/breakfast room. A fourth bedroom with its own en-suite shower room, utility cupboard, and side entrance making a possible annex, completes the ground floor, offering excellent potential for guest accommodation or multi-generational living.

Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom. Outside, the home enjoys a sizable tiered garden to the rear, with a combination of lawn and patio areas, ideal for both relaxing and entertaining. Two storage sheds and a small summer house provide additional functionality. To the front, there is off-street parking for at least three vehicles.

This is a fantastic opportunity to secure a spacious and well-appointed home in one of St Albans' most desirable locations.



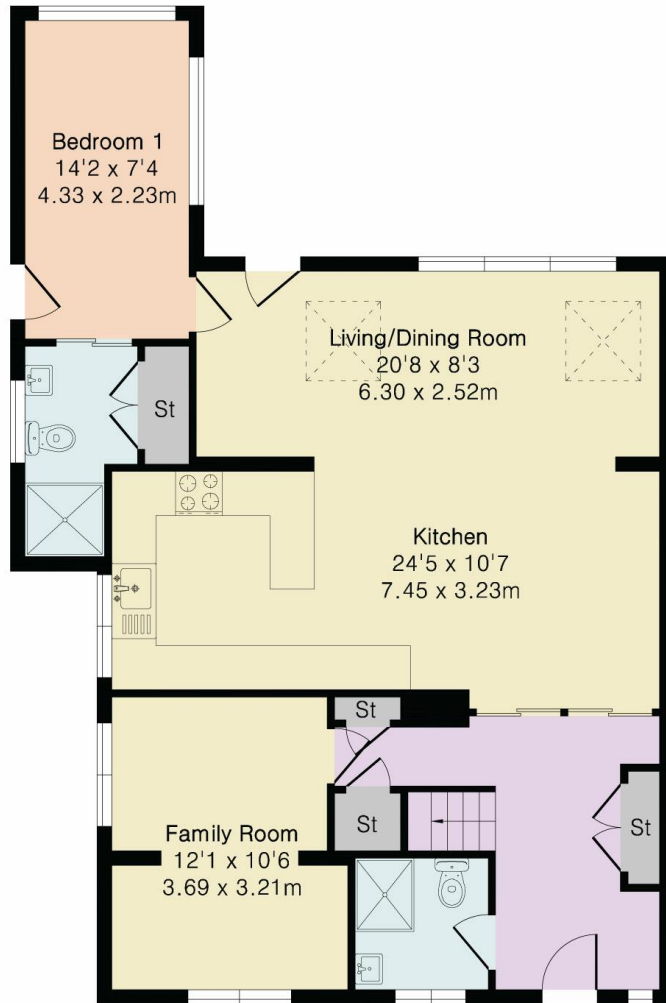




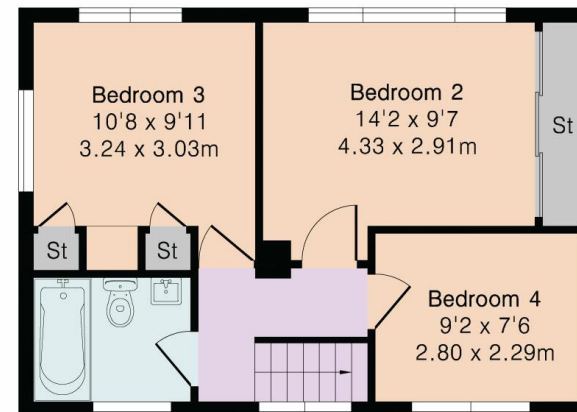
## Approximate Gross Internal Area 1329 sq ft - 123 sq m

Ground Floor Area 915 sq ft – 85 sq m

First Floor Area 414 sq ft – 38 sq m



Ground Floor



First Floor



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