



HEARTWOOD
HOMES

Sandpit Lane, St. Albans, AL4 0BX

£1,100,000

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Welcome to this magnificent five-bedroom family home ideally located on the prestigious Sandpit Lane, just moments away from the highly regarded Beaumont and Oakwood schools. Situated in close proximity to a plethora of local amenities, and a short distance from the historic City Centre of St Albans, this property boasts convenience at its core, with the mainline station offering direct access to central London only 1.5 miles away.

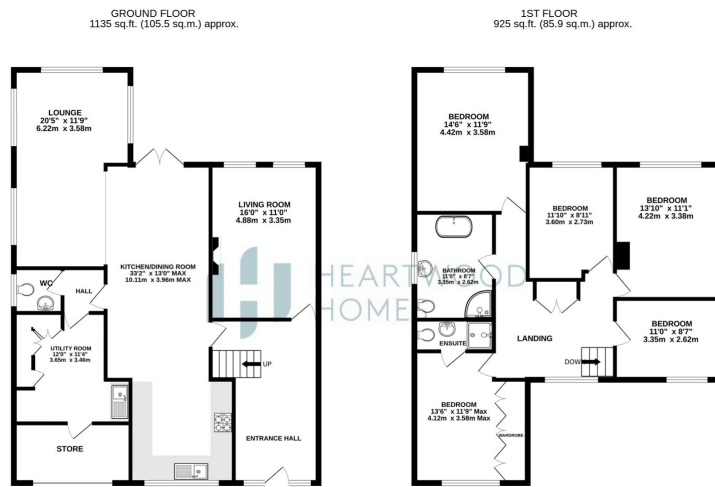
This residence offers exceptional family living space, with the potential for further expansion, subject to planning permission. Upon entry, you are greeted by a spacious entrance hall leading seamlessly to a bright and spacious lounge that opens up to the garden. The heart of the home lies in the exquisite dual-aspect kitchen/diner open plan to the family room, bathed in natural light and providing direct access to the landscaped garden. Additionally, there is a ground floor W.C, a generously sized utility room, and a half-sized garage offering convenient storage solutions.

Ascending to the first floor, you'll find a generously proportioned landing adorned with ample built-in storage. Five generous bedrooms await four of which are double bedrooms, with the master bedroom enjoying the luxury of an ensuite bathroom. The family bathroom exudes contemporary elegance and offers abundant space.

Externally, the property boasts a sizable driveway at the front, providing ample off-street parking and access to the garage/store. The meticulously maintained and landscaped rear garden enjoys a fantastic sunny south facing aspect, creating an idyllic setting for outdoor entertaining and summer BBQs.

Don't miss the opportunity to experience this remarkable family abode. Call today to schedule your appointment and embark on a journey to discover your dream home.





TOTAL FLOOR AREA: 2060 sq.ft. (191.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance only and should be used as a guide only for prospective purchasers. The seller makes no representation or warranty as to the accuracy of the figures or as to their generality or efficiency can be given. Made with Metrepro v2020



- Prestigious location near top schools
- Potential for extension (subject to permission)
- Five generous bedrooms
- Spacious landing with ample storage
- Large driveway and landscaped garden
- Close to local amenities and historic City Centre
- Stunning kitchen/dining/family room
- Ground floor W.C and utility room
- Master bedroom with ensuite & a large family bathroom
- EPC Grade B

