



HEARTWOOD
HOMES

Langley Grove, Sandridge, St. Albans, AL4 9DY

£725,000

3 2 3



Chain-free and full of charm, this spacious three/four-bedroom semi-detached home is tucked away on a friendly residential road in the heart of Sandridge village.

Life here has a lovely balance – the village offers cosy country pubs for Sunday lunches, a handy shop for everyday essentials, and sought-after schools just a short walk away. Step across the road and you're greeted by acres of woodland and open countryside in Heartwood Forest – an incredible spot for dog walks, family adventures, or simply escaping into nature. St Albans and Harpenden are both just a short drive, giving you the buzz of the city with excellent rail links into London, as well as a huge choice of shops, restaurants, and things to do.

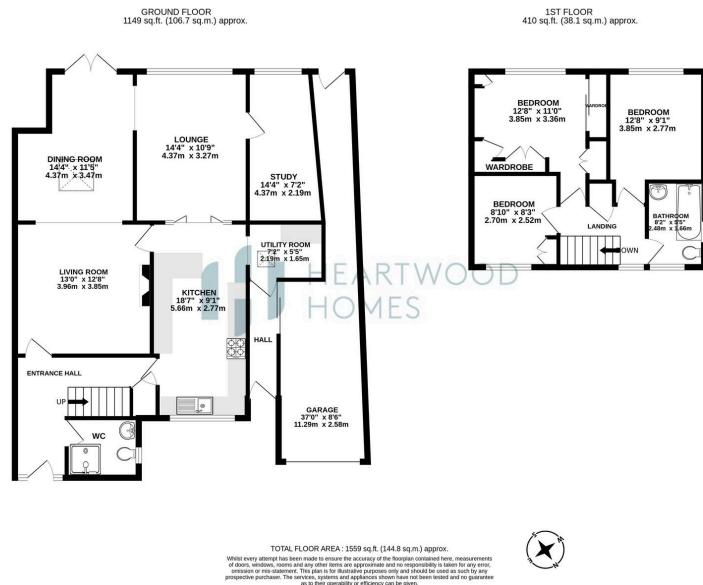
Inside, the home has a warm and versatile feel. The welcoming entrance hall sets the tone, with a handy shower room nearby. The large living and dining room is the heart of the home, perfect for family gatherings or cosy evenings, with doors opening directly onto the garden. The kitchen/dining room is generous too, flowing into a bright lounge through double doors – ideal for entertaining or keeping everyone connected. There's also a study (or fourth bedroom if you need it), a utility room, and easy access to the garage.

Upstairs, three comfortable bedrooms and a spacious family bathroom provide plenty of room for everyone.

The outside space is just as appealing – a driveway with ample parking at the front, and a mature, enclosed rear garden that's perfect for children to play, summer barbecues, or simply relaxing. The garden also features a summer house – a great spot to work from home, enjoy hobbies, or just unwind. You also have the huge benefit of Solar Panels helping both the environment and to keep the bills lower.

This home is ready for its next chapter – and we'd love to show you around. Call us today to arrange a viewing.





- Chain-free three/four-bedroom semi-detached family home
- Close to sought after schools, local pubs and a village shop
- Spacious extended living/dining room opening to garden
- Study/bedroom four plus utility and garage access
- Ample driveway parking and Solar Panels to help keep the bills lower
- Set in the charming village of Sandridge
- Across the road from Heartwood Forest woodland walks
- Generous kitchen/dining room with doors to bright lounge
- Mature rear garden with summer house
- EPC Grade D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	