



Connells

Sandridge Road  
St. Albans

Sandridge Road  
St. Albans AL1 4AS

for sale offers over  
**£750,000**



### Property Description

Connells St Albans is delighted to offer to the market a tastefully extended and charming three-bedroom period home situated in this central location within the Conservation area, just a short walk from the City Centre and within catchment of popular local schools. NO UPWARD CHAIN.

Offering a blend of period and contemporary design, this stunning home enjoys a sitting room with feature fireplace, opening through into an extended kitchen/breakfast/dining room with impressive, vaulted ceilings and doors opening out onto the rear garden. Further accommodation includes a downstairs cloakroom, two double bedrooms to the first floor, plus a well-appointed family bathroom and a third double bedroom to the second floor.

Outside, this impressive family home enjoys a generous sized landscaped rear garden, predominately laid to lawn, plus a purpose-built DETACHED HOME OFFICE.

Viewing is essential to fully appreciate the true charm of this home and interest levels are anticipated to be high, so please call Connells St Albans to book your appointment to view.

## Living Room/Dining Room

23' 11" max x 10' 4" max ( 7.29m max x 3.15m max )

## Kitchen

8' 9" max x 11' 3" max ( 2.67m max x 3.43m max )

## Family Room

11' 9" max x 10' 10" max ( 3.58m max x 3.30m max )

## Bedroom One

11' 9" max x 11' max ( 3.58m max x 3.35m max )

## Bedroom Two

11' max x 10' 8" max ( 3.35m max x 3.25m max )

## Bedroom Three

11' max x 5' 11" max ( 3.35m max x 1.80m max )

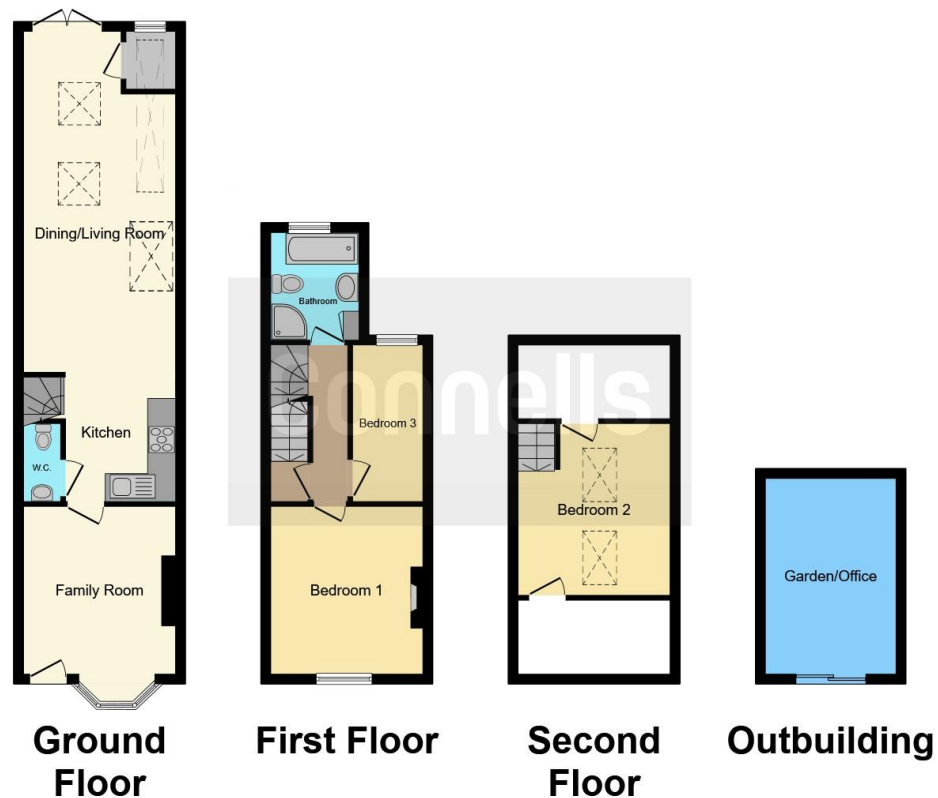
## Family Bathroom

7' 6" max x 6' 2" max ( 2.29m max x 1.88m max )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA316750](http://connells.co.uk/Property/STA316750)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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