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Highfield Road
Sandridge St. Albans



Property Description

This stunning five bedroom detached family home comprises of an outer hall way with built in storage, inner hallway with more storage, kitchen with orangery which completely opens up to the garden with porcelain tiles inside and out, a large lantern window and sliding doors to the rear and side, dining room, living room with sliding doors to the rear, utility room, office, reception room and a cloakroom on the ground floor and then five bedrooms (one currently being used as a double office), with two en-suite bathrooms and a family bathroom on the first floor. Externally there is an impressive rear garden with a fabulous entertaining space, fire pit area, built in BBQ and air raid shelter, used as a wine cellar. To the front of the property is a carriage driveway with EV charging point and internal garage.

Highfield Road is located in the quaint village of Sandridge which is to the north of St. Albans and has several pubs, a village store and the delightful Heartwood Forest. It is close to well-regarded schools and within easy reach of St Albans city centre which provides an array of shopping and leisure facilities as well as a mainline railway station to London St Pancras.

Plot size roughly 78m x 14m, 256ft x 46ft (1/4 of an acre)

Entrance Hall

Window to the side and front, tiled flooring, coat cupboard, floor to ceiling shoe rack.

Inner Hall

Under stairs storage, laminate flooring.

Cloakroom

Window to the front, wc, wash hand basin, fully tiled, radiator.

Lounge

20' 6" max x 11' 9" max (6.25m max x 3.58m max)

Window and sliding doors to the rear, coving to the ceiling, two radiators and carpet.

Dining Room

10' 9" max x 15' 9" plus bay window (3.28m max x 4.80m plus bay window)

Bay window to the front, electric fireplace, coving to the ceiling, radiator and laminate flooring.

Kitchen / Orangery

28' 1" max x 25' 5" max (8.56m max x 7.75m max)

Orangery with sliding doors to the rear and side and large self-cleaning lantern window, fitted kitchen with a large array of wall and base units, work surface, sink and drainer, glass splash back, two electric ovens (one with microwave), further built in microwave, induction hob, space for built in wine fridge, under the counter drinks fridge, large fridge (with bio fresh drawers), large freezer (plumbed-in ice maker), two inbuilt multi-bin cupboards, speakers in the ceiling, porcelain tiled flooring with under floor heating, plus additional radiator, power cables for projector.

Utility Room

9' 6" x 5' 5" (2.90m x 1.65m)

Sink, space for washing machine and tumble dryer, radiator plus wall-mounted electric heater and tiled flooring, door to the garage.

Study

5' 8" x 6' 2" (1.73m x 1.88m)

Laminate flooring.

Reception Room

12' 6" max x 8' 5" max (3.81m max x 2.57m max)

Window to the side, coving to the

ceiling, radiator and laminate flooring.

Landing

Window to the front, airing cupboard, carpet, easy access to the loft which is fully boarded, insulated, light and ladder with ample hanging and other storage.

Bedroom One

16' 2" max x 16' 8" max (4.93m max x 5.08m max)

Window to the front, tv point, radiator and carpet, dressing area with window to the rear.

En Suite

Window to the rear, four piece suite comprising of wc, double wash hand basins and extra-large double ended bath, separate shower, under floor heating, extractor fan, built in ceiling speakers, heated towel rail.

Bedroom Two

14' 4" max x 19' 4" (4.37m max x 5.89m)

Window to the front, pitched roof, radiator and carpet.

Bedroom Three

14' 4" x 10' 9" (4.37m x 3.28m)

Coving to the ceiling, tv point, radiator and carpet.

Bedroom Four

10' 5" x 11' 4" (3.17m x 3.45m)

Window to the side, coving to the ceiling, radiator and carpet.

En Suite

Three piece suite comprising of wc, wash hand basin and shower, extractor fan, heated towel rail and carpet.,

Bedroom Five

9' 9" x 7' 4" (2.97m x 2.24m)

Window to the rear, coving to the ceiling, radiator, Broadband connection and commercial Wi-Fi access points.

Bathroom

Window to the front, four piece suite comprising of wc, wash hand basin and double ended bath, separate shower, heated mirror, fully tiled, heated towel rail and tiled flooring with under floor heating.

Driveway

Block paved carriage driveway with EV charging point, access to the rear garden on both sides and hedges to the border.

Garage

14' 6" x 13' 9" (4.42m x 4.19m)

Internal garage with electric door to the front, door to the rear into the house, power and light.

Rear Garden

Laid to lawn with porcelain tiled patio area and steps, fences and hedges and flower beds to the borders, fire pit area, built in BBQ, log store, built in seating, air raid shelter used as a wine cellar, side access on both sides, sheds, power and lights, wall mounted extra-long retractable hose.





Ground Floor



First Floor

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