



**Connells**

Highfield Road  
Sandridge St. Albans



### Property Description

OFFERED FOR SALE WITH NO ONWARD CHAIN, is this spacious and desirable three-bedroom chalet detached bungalow comprising of an entrance hall, kitchen and utility room, separate dining room, lounge, conservatory, bathroom and two bedrooms to the ground floor offering extensive accommodation. On the first floor there is a third bedroom, shower room, spacious landing and useful loft room. Externally there is an impressive rear garden with a range of fruit trees, summer house, shed and side access. To the front of the property is a carriage driveway and two garages either side of the house. The property offers ample potential to improve and extend subject to the necessary consents.

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 primary and secondary 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.

AGENTS NOTE - The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### Entrance Porch

### Entrance Hall

Door from front aspect, leading to spacious entrance hall, carpet, radiator.

### Lounge

22' 3" max x 12' 11" max ( 6.78m max x 3.94m max )

Double glazed window to side aspect, radiator, coving to ceiling, carpet, wood burner, double doors leading to conservatory.

### Dining Room

11' 2" max x 11' 6" max ( 3.40m max x 3.51m max )

Double doors leading to rear garden, carpet, radiator and coving to ceiling.

### Kitchen

11' 10" max x 11' 6" max ( 3.61m max x 3.51m max )

Fitted kitchen with a range of wall and base units, gas oven, electric hob with cookerhood, sink and drainer, radiator, vinyl flooring, coving to ceiling, double glazed window to rear aspect.

### Utility Room

11' 1" max x 10' 3" max ( 3.38m max x 3.12m max )

Door leading to garden, coving to ceiling, vinyl flooring, boiler, radiator, space for fridge/freezer, washing machine and dishwasher.

### Conservatory

15' 8" x 13' 7" ( 4.78m x 4.14m )

Double door to side aspect, two electric velux windows, underfloor heating throughout.

### Bedroom One

14' 6" max x 12' 7" into bay window ( 4.42m max x 3.84m into bay window )

Built in wardrobe, carpet, coving to ceiling, radiator.

### En-Suite

Double glazed window to side aspect, wc, radiator, wash hand basin, shower, coving to ceiling and laminate flooring.

### Bedroom Two

15' 3" into bay window x 14' 8" ( 4.65m into bay window x 4.47m )

Bay window to front aspect, built in wardrobe, coving to ceiling, radiator and carpet.

### Bathroom

Double glazed frosted window to side aspect, wc, wash hand basin and vanity unit, bath, airing cupboard, radiator, coving to ceiling, carpet.

### Landing/Loft Room

21' 6" max x 18' 10" max ( 6.55m max x 5.74m max )

Double glazed window to side and rear aspect, radiator, eaves storage and carpet.

### Bedroom Three

16' 1" max x 9' 6" max ( 4.90m max x 2.90m max )

Velux window to size aspect, carpet, radiator, eaves storage.

### Loft Room

9' 10" x 8' 5" ( 3.00m x 2.57m )

Velux window to side aspect, carpet.

### Bathroom

Velux window to side aspect, wc, shower, wash hand basin, radiator and carpet.

### Exterior

#### Rear Garden

Several fruit trees including apple, pear, plum and gooseberry trees, decking, flower beds, side gate access, patio area, shed, summer house, outside water tap, wood storage.

#### Front Garden

Carriage paved driveway. Two garages both with power and light.

### Garage One

18' max x 8' 2" max ( 5.49m max x 2.49m max )

Power and light, electric garage door.

### Garage Two

18' 6" x 15' 1" ( 5.64m x 4.60m )

Power and light, electric garage door to front and an up and over door to the rear.





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

**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/MWK305540](http://connells.co.uk/Property/MWK305540)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MWK305540 - 0003