



Connells

High Street
Sandridge St. Albans

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Sandridge St. Albans AL4 9BY

for sale guide price
£425,000



Property Description

This charming two double bedroom character cottage is located in the heart of the quaint village of Sandridge in St Albans and is arranged over three floors comprising of a lounge with an exposed brick fireplace and modern kitchen/breakfast room on the ground floor, a bedroom and bathroom on the first floor and then a further bedroom on the top floor. Externally there is an enclosed low maintenance courtyard rear garden.

Sandridge is a pretty village situated to the north of St. Albans which has several pubs, a village store and the delightful Heartwood Forest. With easy access into St Albans city centre which provides an array of shopping and leisure facilities as well as a mainline railway station to London St Pancras.

Lounge

11' 1" x 11' 1" max (3.38m x 3.38m max)
Double glazed window to the front, exposed brick fire place, coving to the ceiling, radiator and laminate flooring.

Kitchen / Breakfast Room

10' 9" x 9' 9" max (3.28m x 2.97m max)
Window and barn style door to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, built in fridge/freezer and washing machine, electric oven, hob and cooker hood, engineered wood flooring.

Bedroom One

11' x 10' 1" plus built in wardrobe (3.35m x 3.07m plus built in wardrobe)
Window to the front, built in wardrobe, carpet and radiator.

Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath, radiator and tiled flooring.

Bedroom Two

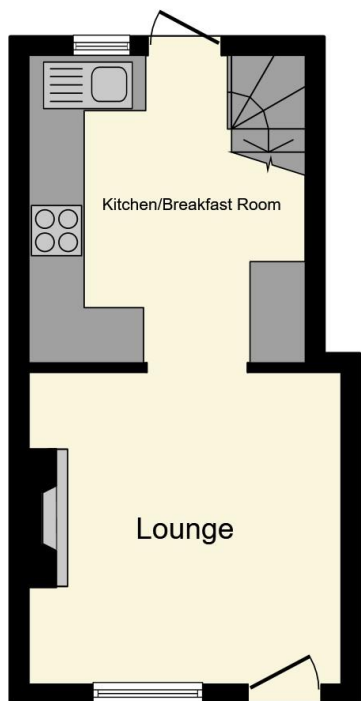
10' 1" max x 12' 9" (3.07m max x 3.89m)

Velux windows to the front and rear, built in wardrobes, radiator and wood effect flooring.

Rear Garden

Courtyard style enclosed rear garden with patio, stones and fences to the borders, outside tap, shed with power and light.

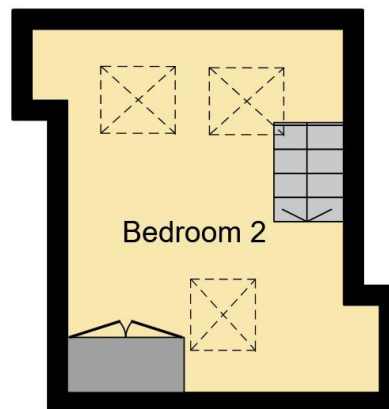




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D

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Tenure: Freehold



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