



**Connells**

Field Close  
Sandridge St. Albans



### Property Description

This one bedroom cluster house comprises of a lounge and kitchen on the ground floor and then spiral stairs leading to the bedroom and bathroom on the first floor. Externally there is a small front garden and allocated parking. With the added benefit of there being NO ONWARD CHAIN!

Field Close is situated in a quiet cul-de-sac location within the highly sought after area of Marshalswick in St Albans, renowned for its well-regarded schools. The Quadrant shopping centre in Marshalswick boasts a large selection of local shops and eateries including a Marks and Spencer food hall and then St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.



## Lounge

13' 8" max x 16' 5" max ( 4.17m max x 5.00m max )

Window and door to the front, window to the side, carpet, storage heater.



## Kitchen

6' x 7' ( 1.83m x 2.13m )

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, Neff electric oven/hob and cooker hood, space for fridge freezer and washing machine, laminate flooring.

## Landing

Access to the loft.

## Bedroom

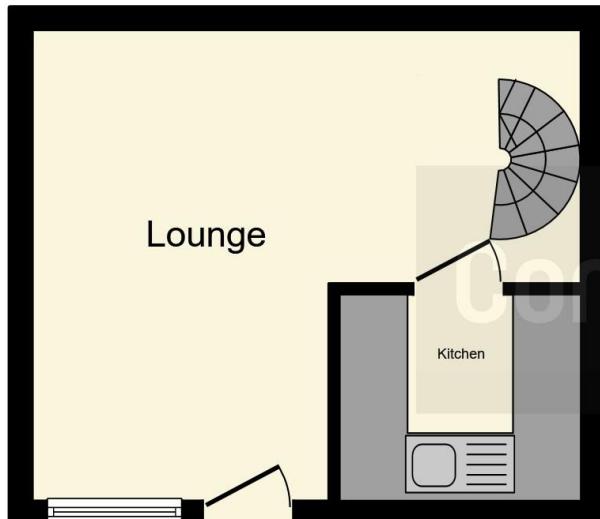
11' 2" into wardrobe x 13' 7" ( 3.40m into wardrobe x 4.14m )

Window to the front and side, built in wardrobe, carpet, storage heater.

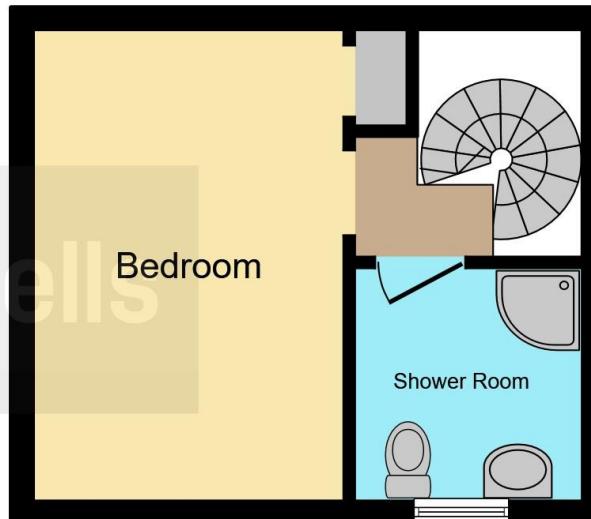
## Bathroom

Window to front, three piece suite comprising of wc, wash hand basin and bath with overhead shower, extractor fan, laminate flooring.





**Ground Floor**



**First Floor**

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)



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EPC Rating: E    Council Tax  
 Band: C

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Tenure: Freehold



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