



Connells

Field Close
Sandridge St. Albans

Field Close Sandridge St. Albans AL4 9NW

for sale
£280,000



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

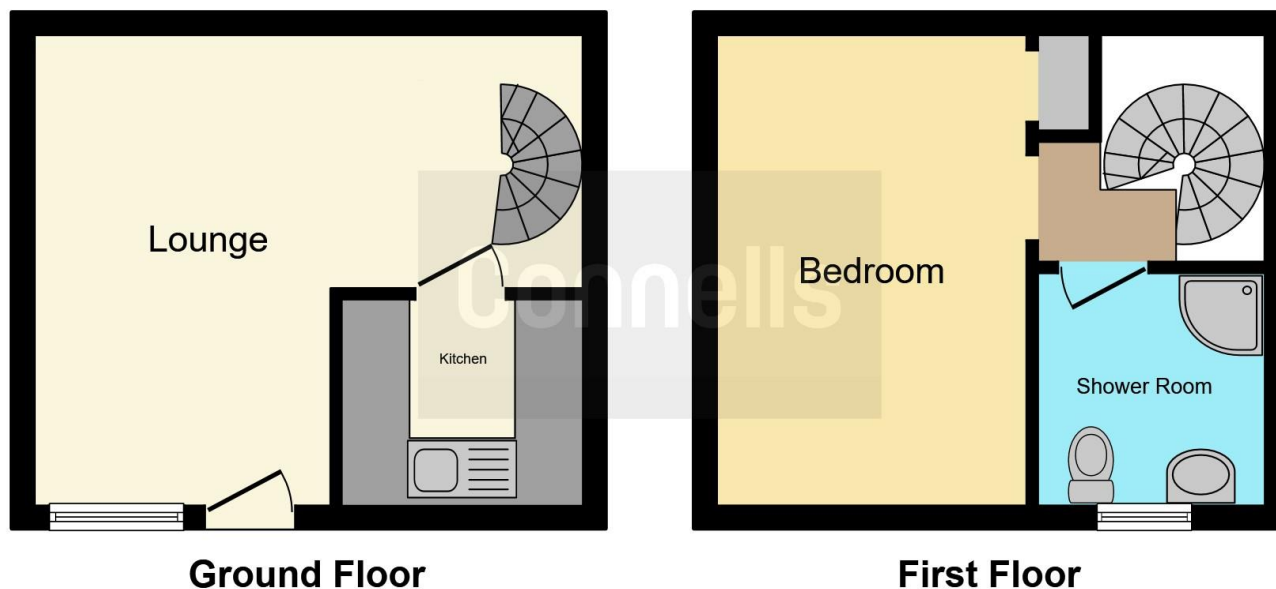
11' 2" into wardrobe x 13' 7" (3.40m into wardrobe x 4.14m)

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.





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

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: E Council Tax
 Band: C

view this property online connells.co.uk/Property/MWK305819

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305819 - 0009

