



Connells

Shottfield Close
Sandridge St. Albans

Shottfield Close
Sandridge St. Albans AL4 9EA

for sale offers in excess of
£300,000



Property Description

Shottfield Close comprises of a private porch and entrance hall, open plan living/dining room a modernised fitted kitchen, two double bedroom and a modern bathroom with a southern aspect private rear garden.

The property 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.



Hallway

Carpet, Radiator, Understairs Cupboard

Kitchen

11' 7" x 8' 9" (3.53m x 2.67m)

Laminate flooring, Sink, Drainer, Gas Hob, Electric Oven, Cooker Hod, Space for Washing Machine and Fridge/Freezer, Window to front

Lounge

16' 5" x 11' (5.00m x 3.35m)

Carpet, Radiator, Sliding Door Rear

Bedroom One

12' 7" Max x 11' 10" Max (3.84m Max x 3.61m Max)

Carpet, Radiator, Window to Rear

Bedroom Two

13' 11" Max x 8' 6" Max (4.24m Max x 2.59m Max)

Carpet, Radiator, Window to Front

Bathroom

Tiled Floor, Bath with Shower, Sink, WC, Heated Towel Rail, Window to Side

Rear Garden

Patio, Grass, Fenced to Side and Back, Gate to Side

Outbuilding

Power, Window





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

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EPC Rating: C Council Tax
 Band: C

Service Charge: 120.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK305876

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Feb 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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