

Connells

Shottfield Close Sandridge St. Albans



## **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.

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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

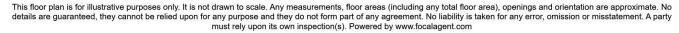
## Outbuilding

Power, Window









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: C Council Tax Band: C

Service Charge: 120.00 Ground Rent: 10.00

# 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.





Tenure: Leasehold





<sup>1.</sup> 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 buyer interest to check the working condition of any appliances.

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