



**Connells**

St. Albans Road  
Sandridge St. Albans



### Property Description

Positioned in the sought-after village of Sandridge, just moments from St Albans city centre, this chain-free three bedroom semi-detached property presents an exciting opportunity for investors or those seeking a home with excellent potential and generous outdoor space.

The accommodation comprises three spacious double bedrooms, a bright dual-aspect lounge, and a separate fitted kitchen. The shower room features a convenient walk-in shower and WC. Externally, the property enjoys both front and rear gardens, offering plenty of scope for landscaping or extension (subject to planning). A private driveway provides off-road parking for four or more vehicles, in addition to a garage. Further enhancing the appeal, the property benefits from additional land to the rear, a private road to the side, and two further units/garages situated at the back - ideal for storage, workshops, or potential development opportunities (STPP).

The property is situated to the north of St. Albans in Sandridge which has local amenities, pubs and Heartwood Forest. The Quadrant shopping centre in Marshalswick, local amenities of Jersey Farm and well-regarded schools are also close by and it's also within easy reach of St Albans town centre which has an array of shopping and leisure facilities and a mainline railway station to London St Pancras.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



**Entrance Hall**

11' 5" max x 5' 2" max ( 3.48m max x 1.57m max )

**Lounge**

15' 4" max x 11' 9" max ( 4.67m max x 3.58m max )

**Kitchen**

10' 6" max x 10' 3" max ( 3.20m max x 3.12m max )

**Landing**

6' 2" max x 5' 4" max ( 1.88m max x 1.63m max )

**Bedroom One**

15' 8" max x 11' 8" max ( 4.78m max x 3.56m max )

**Bedroom Two**

10' 8" max x 10' 5" max ( 3.25m max x 3.17m max )

**Bedroom Three**

11' 3" max x 7' 7" max ( 3.43m max x 2.31m max )

**Shower Room**

7' 6" max x 6' 2" max ( 2.29m max x 1.88m max )

**Unit 1/Garage**

26' 5" max x 21' 6" max ( 8.05m max x 6.55m max )

**Unit 2/Garage**

21' 6" max x 16' 6" max ( 6.55m max x 5.03m max )

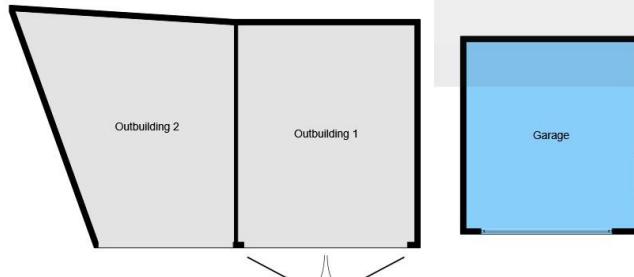




**Ground Floor**



**First Floor**



**Outbuilding**

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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)



To view this property please contact Connells on

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 ST ALBANS AL4 9RH

EPC Rating: C    Council Tax  
 Band: D

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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.

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