



## St. Albans Road

A Five Bedroom Family Home in Sandridge, St Albans



# Five Bedroom Family Home Near Sandringham School

£1,250,000

- Five Bedrooms • Three Bathrooms • Lounge •
- Open Plan Kitchen /Dining/Living Room • Utility Room
- Downstairs WC • Entrance Hall • Driveway • Large Private Garden • Garden Room/Home Office •

A light and spacious and recently refurbished semi-detached double bay fronted five bedroom family home in a private 'no-through' road in Sandridge, St Albans, and backs onto Jersey Farm Woodland Park. The well presented accommodation, in addition to the five bedrooms, comprises a large open plan kitchen/dining/ living room, additional separate reception room, guest WC and utility room. There are three recently fitted bathrooms. The large rear garden with lawn and raised decks has a gate to the back leading onto the Woodland Park. There is a wooden garden room to the rear of the garden, making an ideal home office. To the front of the property is a driveway and lawn. Sandridge village lies to the north of St Albans city centre and boasts several local pubs, a village shop and is in close proximity to Heartwood Forest. Jersey Farm Woodland Park which the property is situated next to, provides ideal open space for dog walkers and families. Also within close proximity are popular local schools including Sandringham and Wheatfields and within two miles of the property are St Albans city centre and mainline station.







Open Plan Kitchen and Dining Room

Master Bedroom with En Suite



Near Sandringham School & Sandridge Village





## Backing onto Jersey Woodland Park

### Ground Floor

The wooden front door opens into the welcoming entrance hallway with wood effect flooring which runs seamlessly throughout the open plan kitchen diner. To the right of the entrance hallway is the bay fronted living room with view over the front aspect. There are bespoke fitted storage units and the room is carpeted. Further down the hallway are double glazed doors leading into the impressive open plan kitchen living space. The dining room is open with the kitchen, with lovely views over the rear garden. The modern stylish kitchen/diner is fitted with a comprehensive, bespoke range of floor and wall-mounted units with complementary worktop over. There is an island to the centre of the kitchen with high level seating. There are a range of integrated appliances, including an electric hob, double oven, microwave and dishwasher. Open plan to the kitchen is the dining area and living room space which features windows and glazed bi-fold doors onto the deck and garden. The ground floor additionally offers a large utility room and guest WC situated off the kitchen.



### First Floor

To the first floor are three of the bedrooms and family bathroom. The master bedroom is located to the back of the house and is a good sized double. There is an en-suite shower room with glass shower enclosure, WC and basin. Bedroom two, also a double, overlooks the rear garden. Bedroom three is to the front of the property. The family bathroom hosts a stylish white suite comprising a freestanding bath, WC and basin.





## Near Sandridge Village & Heartwood Forest

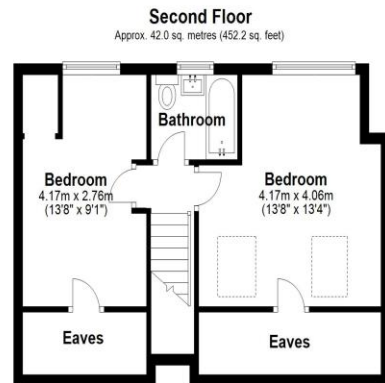
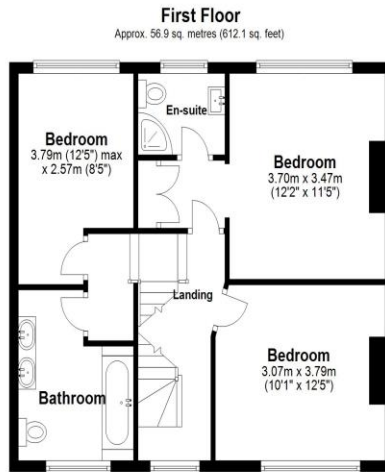
### Second Floor

The bright and airy second floor has two further bedrooms and bathroom. Bedrooms four and five are flooded with natural light and have plenty of eaves storage. The bathroom comprises a white suite with bath and shower over, WC and basin.

### Exterior

There is a lovely garden to the front of the property which is landscaped with a hedge bordered lawn and a gravel driveway. The pretty rear garden features a spacious patio of wooden decking, accessible from the kitchen via the bi-fold doors, which provides a spot for outdoor dining. A step leads down to the lawn. The garden is bordered by an abundance of established shrubs and plants and wooden fencing. There is a large wooden garden room to the back of the garden which would make an ideal home office. To the front of the garden room is a raised deck ideal for summer entertaining. To the back of the garden is access to Jersey Farm Woodland Park via a backyard gate. There is additionally gated side access.





Total area: approx. 200.2 sq. metres (2154.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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