



HEARTWOOD  
HOMES

# Gibbons Close, Sandridge, St. Albans, AL4 9EP

Offers Over £800,000

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Tucked away at the end of a quiet and popular cul de sac, this is a home that really suits everyday family life. Set in the heart of Sandridge, you are surrounded by a strong village community, well regarded Primary and Secondary schools and the simple pleasures of village living. From cosy country pubs to the friendly Heartwood Tea Rooms, everything feels close and familiar. Heartwood Forest is just a short walk away, perfect for morning dog walks, weekend bike rides or a breath of fresh air after a busy day.

When you want a bit more going on, St Albans city centre and Harpenden are both within easy reach, offering great restaurants, cafés, shopping and fast rail links into London St Pancras.

Inside, the welcoming entrance hall sets the tone and leads through to a comfortable sitting room, ideal for relaxing evenings, along with a handy ground floor WC. The real hub of the home sits to the rear, where an impressive open plan kitchen, dining and living space brings everyone together. Vaulted ceilings, skylights and bi fold doors flood the room with natural light and open straight onto the garden, making it perfect for family time, entertaining friends or relaxed summer meals outdoors.

There is also a useful utility room with garden access, an internal study for home working and a practical store room to keep things neatly tucked away.

Upstairs you will find three generous bedrooms, including a main bedroom with its own ensuite shower room, alongside a modern family bathroom.

Outside, the front provides plenty of off street parking for several vehicles. The rear garden is private, well kept and easy to enjoy, with a large patio that works beautifully for summer barbecues, outdoor dining or simply watching the children play.

Homes like this in Sandridge do not come along often. Get in touch with us to arrange your viewing and come and see how easily this





TOTAL FLOOR AREA: 5000 SQ FT (464 SQ M) APPROX.

When areas are given they are given to assist in the calculation of the property's energy efficiency. Measurements are taken on the ground floor and the first floor. The measurements are taken on the ground floor and the first floor. The measurements are taken on the ground floor and the first floor. The measurements are taken on the ground floor and the first floor.

- Quiet and popular cul de sac setting
- Well regarded local schools nearby
- Heartwood Forest just a short walk away
- Heart of the Sandridge village community
- Easy access to St Albans and Harpenden
- Bright open plan kitchen and living space
- Perfect layout for family life and entertaining
- Private garden ideal for summer dining
- Ample off street parking for everyday ease
- EPC Grade Awaited

