

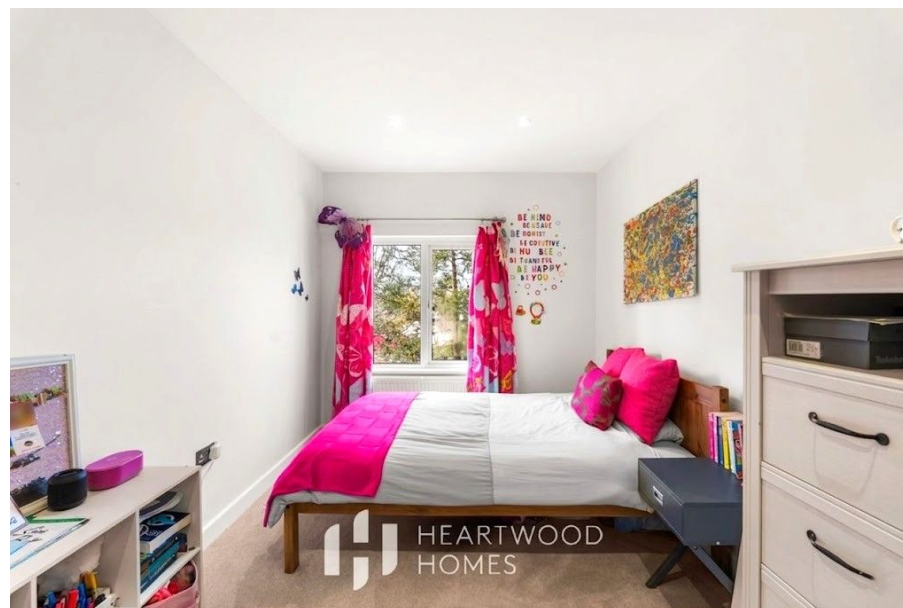


HEARTWOOD
HOMES

Church End, Sandridge, St. Albans, AL4 9DN

£1,125,000

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Set quietly within a peaceful cul de sac in the heart of Sandridge village, this beautifully renovated detached period home offers a lovely blend of character, space and modern comfort. From the moment you arrive, there's a real sense of warmth, with its attractive frontage, driveway parking and established garden setting the tone for what's inside. The home has been thoughtfully updated throughout, keeping its original charm while creating a space that works effortlessly for modern day living. At the centre of the home is a stunning kitchen, dining and family space. With vaulted ceilings and a striking apex window, natural light pours in while framing views of the garden. It's a room that naturally brings people together, whether it's slow weekend breakfasts, family evenings or hosting friends, with doors opening straight out onto the terrace.

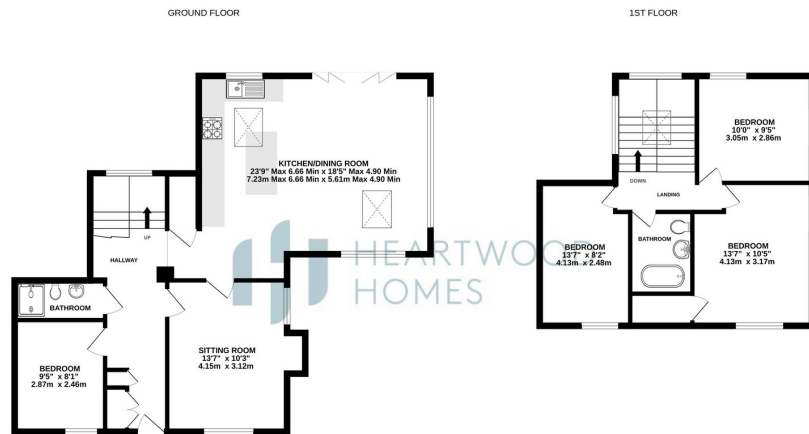
The separate living room offers a more relaxed setting, complete with an open hearth that adds a cosy, characterful touch, especially during the colder months. There's also a versatile fourth room on the ground floor, ideal as a home office, playroom or occasional bedroom depending on your needs.

Upstairs, three well-sized double bedrooms provide comfortable accommodation, all served by a modern family bathroom, making it well suited to growing families or those wanting a bit more space.

Outside, the garden feels private and well established, with a limestone terrace that's perfect for outdoor dining and unwinding at the end of the day. It's easy to imagine summer evenings here or a quiet morning coffee surrounded by greenery.

Living in Sandridge brings a real sense of community, with a selection of local pubs, tea rooms and everyday essentials close by, along with the wide open spaces of Heartwood Forest for walks and fresh air. St Albans is just a short drive away, offering a great mix of shops, restaurants and convenient transport links when needed.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro 12/2016



- Detached period home set within a quiet village cul de sac
- Impressive kitchen, dining and family space with vaulted ceiling
- Separate living room featuring a charming open hearth
- Versatile fourth room ideal as a study or guest bedroom
- Driveway parking and attractive kerb appeal
- Recently renovated to blend character with modern living
- Apex window and doors opening directly onto the garden terrace
- Three well-proportioned double bedrooms
- Private and mature rear garden with limestone terrace
- EPC Grade C

