



HEARTWOOD
HOMES

Hopkins Crescent, Sandridge, St. Albans, AL4 9DB

£900,000

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Set along a charming tree lined slip road in the heart of Sandridge village, this beautifully renovated home offers a relaxed pace of living with a real sense of space, comfort and connection to its surroundings.

From the outset, the home feels welcoming. The attractive frontage, driveway parking and established planting create a lovely first impression, hinting at the care and attention that continues throughout.

Inside, the layout has been thoughtfully reworked to suit modern family life while still retaining a sense of character. The standout space is the impressive kitchen, dining and family area. With vaulted ceilings, skylights and bi fold doors, it's filled with natural light and enjoys a seamless connection to the garden. It's easy to picture everything from slow weekend breakfasts to lively gatherings with friends, with the terrace just a step away for warmer days.

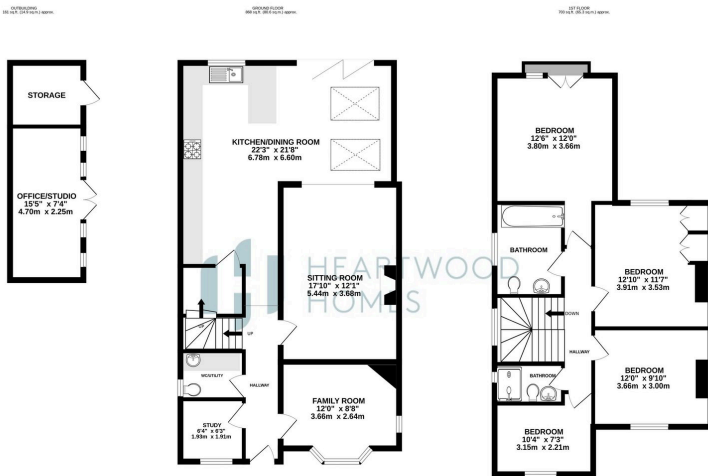
Flowing from here, the cosy sitting room offers a more relaxed setting, centred around a wood burner that brings warmth and atmosphere during the cooler months. To the front, a separate family room with a feature fireplace provides a quieter retreat, ideal for evenings in or a bit of downtime.

There's also a dedicated study, perfect for working from home, along with a practical ground floor W.C and utility space that keeps everyday life running smoothly.

Upstairs, the bedrooms are well balanced, with three generous doubles and a spacious single. The main bedroom enjoys far reaching views across Heartwood Forest, adding a peaceful start and end to each day. A modern family bathroom and separate shower room cater comfortably for busy households.

Outside, the garden feels like a natural extension of the home. Thoughtfully landscaped, it offers a mix of patio space for dining, a generous lawn for play or relaxing, and a tucked away shingle area to





TOTAL FLOOR AREA: 1731 sq.ft. (160.8 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services shown are approximate and not guaranteed and no guarantee as to their quantity or efficiency can be given.
 Made with MyPlan 10/2020



- Positioned on a tree lined slip road in the heart of Sandridge village
- Impressive open plan kitchen, dining and family space with vaulted ceilings and skylights
- Cosy sitting room with wood burner for a warm and inviting feel
- Dedicated study ideal for home working plus ground floor W.C/utility area
- Landscaped garden with patio, lawn and versatile outbuilding for office, gym or leisure space
- Beautifully renovated throughout, blending character with modern design
- Bi-fold doors opening onto a landscaped garden and terrace
- Just 986.3m from the highly sought after Sandringham School
- Main bedroom with far reaching views over Heartwood Forest
- EPC Grade C

