



HEARTWOOD
HOMES

Sandpit Lane, St. Albans, AL4 0BU

Offers Over £850,000

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Set along the ever-popular Sandpit Lane in St Albans, this substantial three/four bedroom family home offers generous living space, a sunny garden and the chance to create something truly your own.

Perfectly placed for highly regarded local schooling and just moments from the shops and everyday essentials at The Quadrant, the location makes busy family life that little bit easier. The historic city centre is close by for weekends filled with cafés, markets and restaurants, while the mainline station, around 1.9 miles away, provides direct access into central London for commuters.

Inside, the sense of space is immediate. A wide entrance hall leads through to a bright kitchen and dining area overlooking the garden, a lovely hub for family meals and catching up at the end of the day. The dual aspect living room is filled with natural light and enjoys views over the rear garden, creating a relaxed and welcoming atmosphere. There is also a separate dining room for larger gatherings, a practical utility room, and a generous garage for storage.

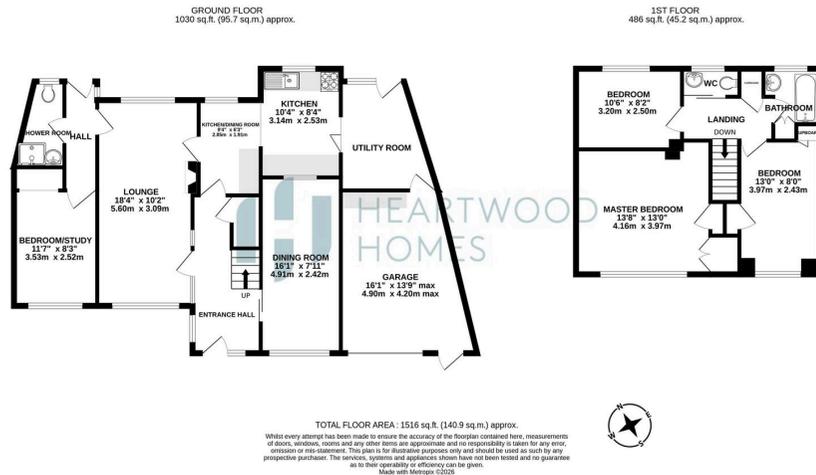
A particularly useful addition is the ground floor study or bedroom four, complete with access to a shower room, ideal for guests, older children or anyone working from home.

Upstairs, the landing is spacious and benefits from excellent built-in storage. Three well-proportioned bedrooms provide comfortable accommodation for a growing family, complemented by a family bathroom and separate W.C.

Outside, the property continues to impress. The front driveway offers ample off street parking and access to the garage. To the rear, the landscaped garden enjoys a sunny aspect and plenty of privacy, making it a great space for summer barbecues, children to play or simply unwinding at the end of the day.

Requiring some updating but offering fantastic proportions and further extension potential, subject to planning permission, this is a





- Sought after Sandpit Lane location in St Albans
- Moments from amenities at The Quadrant
- Spacious dual aspect living room overlooking the garden
- Separate dining room and practical utility room
- Sunny landscaped rear garden, ample driveway parking and large garage
- Close to highly regarded local schools
- Approximately 1.9 miles to the mainline station with direct links to London
- Kitchen and dining area forming the heart of the home
- Ground floor study or bedroom four with access to shower room
- EPC Awaited

