



HEARTWOOD  
HOMES

# Sandpit Lane, St. Albans, AL4 0BT

£950,000

5 3 2



Welcome to this fantastic size five-bedroom family home ideally located on the prestigious Sandpit Lane, just moments away from the highly regarded local schools. Situated in close proximity to a multitude of local amenities at the Quadrant, and a short distance from the historic City Centre of St Albans, this property boasts convenience at its core, with the mainline station offering direct access to central London only 1.9 miles away.

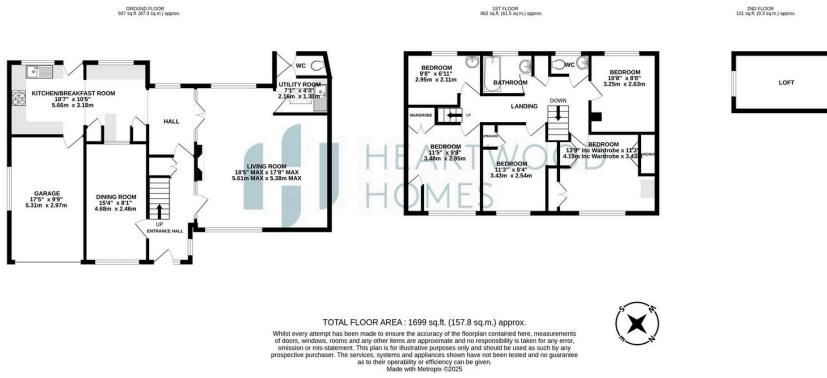
This residence is in need of some modernisation but offers exceptional family living space, with the potential for further expansion, subject to planning permission. Upon entry, you are greeted by a spacious entrance hall leading seamlessly to a bright and spacious kitchen/breakfast room to the rear with direct access to the garden. The heart of the home lies in the open plan dual aspect living room, bathed in natural light with views over the garden. Additionally, there is a superb size dining room and a large garage offering convenient storage solutions.

Ascending to the first floor, you'll find a generously proportioned landing adorned with ample built-in storage. Five generous bedrooms await four of which are double bedrooms and there is a family bathroom.

Externally, the property boasts a sizable driveway at the front, providing ample off-street parking and access to the garage. The well maintained and landscaped rear garden enjoys a fantastic sunny aspect, creating an idyllic setting for outdoor entertaining and summer BBQs.

Don't miss the opportunity to make this sought after family abode yours. Call today to schedule your appointment and embark on a journey to discover your dream home.





- Five-bedroom family home on prestigious Sandpit Lane
- Short walk to the Quadrant shops and City Centre
- Spacious dual-aspect living room filled with natural light
- Five generous bedrooms, four of which are doubles
- Scope to modernise and extend (subject to planning permission)
- Just moments from highly regarded local schools
- Only 1.9 miles to the mainline station (direct trains to London)
- Separate dining room plus large kitchen/breakfast room with garden access
- Driveway parking, garage and landscaped sunny rear garden
- EPC Grade D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	