



HEARTWOOD
HOMES

Sandpit Lane, St. Albans, AL1 4BW

Offers Over £1,450,000

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Welcome to this spacious and versatile property which is currently under business use but has the potential to be reverted to residential use. The property is perfectly placed on the sought-after Sandpit Lane, offering over 3,300 sq ft of accommodation.

Perfectly placed just moments from the popular Beaumont and Oakwood Schools, and within easy reach of the handy shops and cafés at The Quadrant, this impressive home is also just over a mile from the city centre and the mainline station, making it ideal for commuters.

The property is currently used as a nursery, but with the right permissions, it could easily be transformed back into a fantastic family home or used for another type of business.

Inside, you're welcomed by a large entrance hall which leads through to a bright and spacious lounge that opens straight onto the garden – great for family time or entertaining. There's also a lovely dual-aspect living room full of natural light, again with garden access. On the ground floor you'll also find two separate studies and three W.C.s – very handy for busy households or business use.

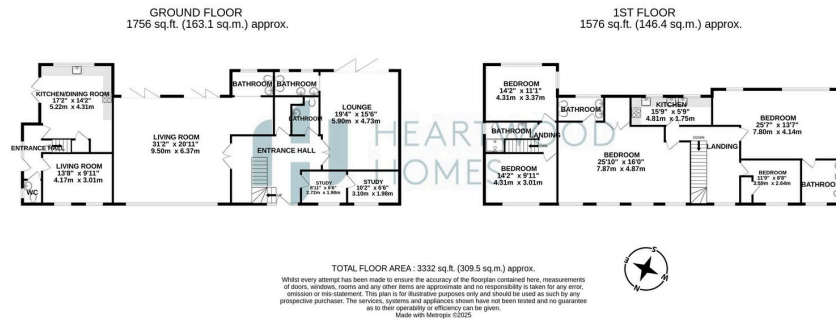
Upstairs, the large landing leads to three generous bedrooms, two stylish bathrooms, and a kitchenette. The bedrooms are particularly roomy – some could be split to create extra bedrooms, or reconfigured into a luxurious main suite with an en-suite and dressing area.

There's also a self-contained two-bedroom annexe, complete with its own kitchen/dining room, a separate living room and a ground floor W.C – perfect for extended family, guests or even rental potential.

Outside, the home offers a large carriage-style driveway with plenty of off-street parking, and a beautifully kept rear garden that enjoys plenty of sunshine – a lovely space for summer BBQs and relaxing.

This is a rare opportunity to own a unique and flexible home in one of





- Over 3,300 sq ft of flexible living space
- Close to The Quadrant shops and St Albans city centre
- Currently used as a nursery – potential for business or family home (STPP)
- Three large bedrooms, two bathrooms & kitchenette upstairs
- Generous carriage driveway.
- Walking distance to Beaumont & Oakwood schools
- Just 1.5 miles to the mainline station into London
- Bright lounge and dual-aspect living room opening onto garden
- Separate two-bedroom annexe with own kitchen & living space
- EPC Awaited

