



HEARTWOOD
HOMES

Langley Grove, Sandridge, St. Albans, AL4 9DY

Offers Over £400,000

2 1 1



A beautifully presented two double bedroom ground floor maisonette, offering an ideal blend of comfort, practicality and village charm. Situated within a popular residential setting, this attractive home provides well-balanced accommodation throughout, perfectly suited to first-time buyers, downsizers or investors alike.

The property boasts two generous double bedrooms, along with a bright and spacious open-plan kitchen, dining and living area that forms the true heart of the home. This sociable space is ideal for both everyday living and entertaining, with direct access leading out to the garden.

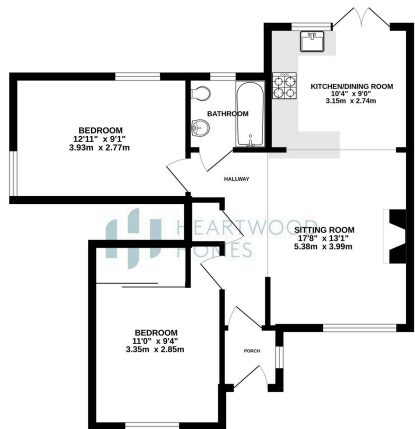
Externally, the property benefits from a private rear garden, perfect for outdoor dining, gardening or simply relaxing, as well as useful outside storage. To the front, off-street parking adds a valuable level of convenience.

Positioned within the highly sought-after village of Sandridge, the home enjoys a strong sense of community along with access to picturesque countryside walks and local amenities. The nearby city of St Albans offers a wider range of shopping, dining and excellent transport links into London, making this an appealing choice for commuters.

Overall, this is a charming and well-located home that combines lifestyle appeal with everyday practicality, ready to move into while still offering scope for personalisation.



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the developer does not accept any liability for errors or omissions. The floor plan is a guide only and should not be used as a basis for any purchase decision. The floor plan, layout and specifications shown here are not intended to be used for any other purpose.



- Beautifully presented two double bedroom ground floor maisonette
- Bright and spacious open-plan kitchen, dining and living area
- Two generous double bedrooms offering comfortable living
- Off-street parking to the front for added convenience
- Easy access to St Albans city centre & countryside walks
- Well-balanced accommodation ideal for first-time buyers, downsizers or investors
- Direct access from the living space to the private rear garden
- Private rear garden with useful outside storage
- Located in the highly sought-after village of Sandridge
- EPC Rating C

