






HEARTWOOD
HOMES

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

Offers Over £475,000

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An immaculate and beautifully extended three bedroom ground floor maisonette, finished to an exceptional standard throughout and offering an outstanding blend of stylish interiors and generous living space. This superb home is ideal for families, downsizers or professional buyers seeking versatile accommodation in a highly desirable village setting.

The property has been thoughtfully improved and extended to create bright and spacious living areas, with a modern layout perfectly suited to contemporary living. The accommodation comprises a welcoming entrance hall, a stunning open-plan living and dining space, a well appointed contemporary kitchen, three well proportioned bedrooms and a stylish family bathroom.

One of the standout features of this wonderful home is the exceptionally large private rear garden, offering an impressive outdoor space rarely found with maisonette living. Beautifully maintained, the garden provides the perfect setting for entertaining, relaxing and family enjoyment, with ample space for outdoor dining, children's play areas and further landscaping potential.

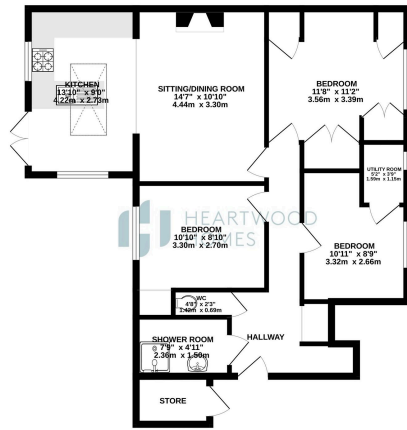
Further benefits include tasteful décor throughout, excellent natural light and generous storage.

Situated within the sought after village of Sandridge on the outskirts of St Albans, the property enjoys a peaceful residential setting while remaining conveniently close to excellent local amenities, highly regarded schools, beautiful countryside walks and transport connections. The area is well known for its strong community feel, attractive surroundings and easy access into central St Albans and beyond. Nearby rail links from St Albans City station provide fast and direct services into London, making this an excellent choice for commuters.

Sandridge itself offers a charming village atmosphere with local shops, pubs, green spaces and excellent schooling nearby.



GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.
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- Immaculate and beautifully extended three bedroom ground floor maisonette
- Stunning open plan living and dining area ideal for modern living
- Three well proportioned bedrooms and a modern family bathroom
- Bright and spacious accommodation with excellent natural light and ~~the property sale~~ will include a newly extended lease taking the ground rent to £0
- Finished to an exceptional standard throughout
- Contemporary well appointed kitchen with stylish finishes
- Exceptionally large private rear garden rarely found with maisonette living
- Situated in the highly sought after village of Sandridge on the outskirts of St Albans
- EPC C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	