



Langley Grove, Sandridge, Hertfordshire, AL4 9DX

Offers Over £375,000

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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 conveniently fitted with air conditioning, along with a bright and spacious open-plan kitchen thoughtfully designed and fitted with underfloor heating, complemented by a welcoming 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. The modern bathroom features a thoughtfully designed and fitted suite.

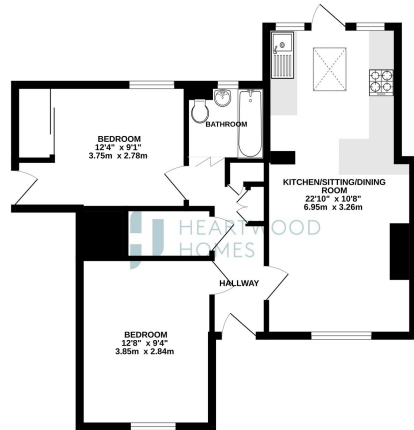
Externally, the property benefits from a private rear garden, perfect for outdoor dining, gardening or simply relaxing, as well as useful outside storage. To the front, a large private driveway adds a valuable level of convenience.

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
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, please note that this is a guide only. The actual floorplan may vary slightly from the one shown. The floorplan is not to be used as a basis for any legal proceedings. The floorplan is not to be used as a basis for any legal proceedings. The floorplan is not to be used as a basis for any legal proceedings.



- Beautifully presented two double bedroom ground floor maisonette
- Bright and spacious open-plan kitchen thoughtfully designed and fitted with modern appliances
- Underfloor heating in both bedrooms and living area
- Private Driveway
- 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 with a strong community feel
- EPC Grade C
- Easy access to St Albans city centre, countryside walks, local amenities and transport links into London

