



Connells

St. Albans Road
Sandridge St. Albans



Property Description

This attractive home provides bright and well-proportioned accommodation throughout, beginning with a private entrance leading to the first floor. The heart of the home is the open-plan living/dining room, creating a sociable and inviting space that flows seamlessly into the kitchen. A generous double bedroom and well-appointed bathroom complete the internal layout, making it an ideal first purchase, investment or downsizing opportunity.

Externally, the property continues to impress with a lawned front garden, plus allocated parking.

St Albans Road is a highly regarded location, positioned between Marshalswick and Sandridge, within easy reach of well-regarded local schooling and just a short stroll from Jersey Farm Woodland Park. St Albans city centre is less than two miles away, providing a vibrant mix of shopping, restaurants and leisure facilities, along with the mainline station offering direct access into London St Pancras in under 20 minutes.



Kitchen/Lounge/Dinner
15' 5" x 12' (4.70m x 3.66m)

Bedroom One
10' 4" x 9' 11" (3.15m x 3.02m)





Total floor area 41.0 m² (442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/STA317683](https://www.connells.co.uk/Property/STA317683)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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