



**Connells**

Wheat Close  
Sandridge St. Albans



## Property Description

Step out your front door and you're moments from Jersey Farm Woodland Park - a beautiful expanse of greenery with scenic walks leading all the way to Heartwood Forest and some of the area's best-loved country pubs.

It's also just a short stroll to the highly regarded Sandringham and Wheatfields Schools, making it a perfect spot for families, first-time buyers or downsizers looking for that village feel within easy reach of St Albans City Centre.

Inside, the home feels bright, fresh and inviting. The open-plan kitchen, dining and living area creates a sociable space to cook, dine and relax, complete with a stylish breakfast bar and contemporary finishes throughout.

Upstairs you'll find a spacious double bedroom with fitted storage, a second single bedroom, and a modern, well-finished bathroom - all ready for you to simply move in and enjoy.

Outside, the private front garden is larger than most and perfect for summer barbecues or al fresco dining, while the allocated parking adds extra convenience.

The home also comes with the added bonus of previously approved planning permission for an extension, offering exciting potential to make it your own.

A peaceful woodland setting, excellent schools and the city within easy reach - this is one not to miss.

**Living Room**

16' 5" Max x 13' 7" Max ( 5.00m Max x 4.14m Max )

**Kitchen**

9' 5" x 8' ( 2.87m x 2.44m )

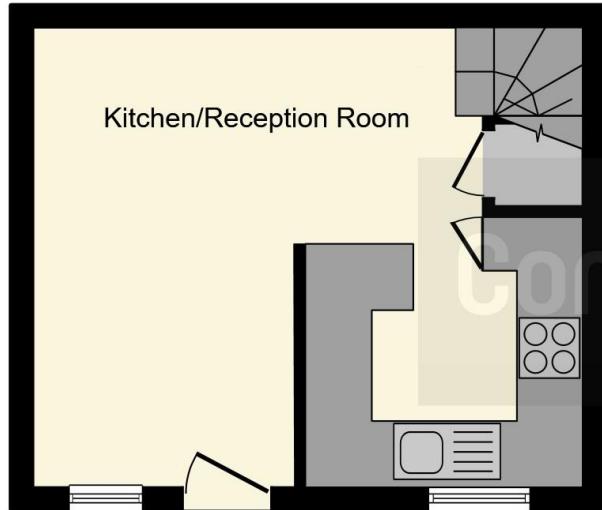
**Bedroom One**

13' 8" Max x 8' 3" Max ( 4.17m Max x 2.51m Max )

**Bedroom Two**

7' 11" x 6' ( 2.41m x 1.83m )





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: C

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