



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Skys Wood Road, St. Albans, AL4 9NY  
Guide Price £1,195,000



A fantastic, detached family home, set on a wide, private plot approaching 0.12 acres and offering spacious and versatile family living arranged over three floors.

The property is being offered for sale with no onward chain and is located within a highly regarded and popular residential area, close to Skyswood and Sandringham Schools.

Internally the property offers three reception rooms to the ground floor plus a fabulous open plan kitchen/dining/family space which has a vaulted ceiling and doors leading to the rear garden.

The first floor offers three well-proportioned double bedrooms, all of which are served by a family bathroom, whilst the second floor is dedicated to the principal bedroom with an en-suite bathroom.

Externally the property offers parking for several vehicles, a wraparound private garden and a useful garden/home office.

### Client Comment:

We have enjoyed 11 very happy years in this house and have such lovely memories to take with us. The very short distance to the gate of Sandringham School was, of course, the main reason for buying the house, where our children enjoyed an excellent education as well as becoming a bit of a social hub for friends who often dropped in on the way to and from school.

The shops, library, community centre and coffee shops in the Quadrant are only a short walk away and a really good hub for the community. There are plenty of beautiful walks around the area and we have absolutely loved the quiet tranquillity of our garden with the incredible birdsong coming from the Spinney behind the house; the woodpeckers and owls are our particular favourites!

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: D**







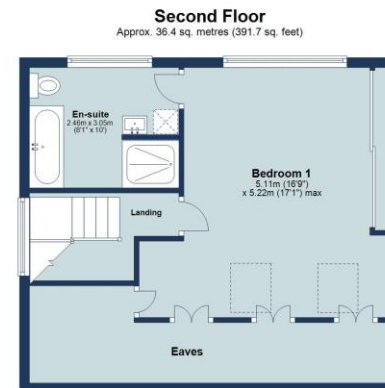












Total area: approx. 205.3 sq. metres (2209.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Office and eaves not included in total floor area.  
Plan produced using PlanUp.

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