



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

Langley Grove, Sandridge, AL4 9DU
Guide Price £875,000

Nestled in the picturesque village of Sandridge, this charming semi-detached five-bedroom house seamlessly blends modern comfort with the tranquillity of rural living, set on a private plot of approximately 0.16 acres.

As you step inside, you are greeted by a bright and spacious, welcoming atmosphere. The thoughtfully designed layout features semi-open plan living spaces that flow effortlessly from room to room, creating a sense of openness while maintaining a cosy feel. Natural light floods the rooms, enhancing the airy ambiance.

At the heart of the home is a stylish and contemporary kitchen, well-equipped with modern appliances and ample storage, making it a practical and inviting space for family meals and social gatherings. Adjoining the kitchen, the dining area is perfect for hosting dinner parties or enjoying relaxed family meals, while the comfortable lounge area provides a serene spot to unwind.

One of the standout features of this property is the versatile self-contained annexe, currently being used as additional accommodation. This space offers endless possibilities, whether as a guest suite, home office, or even a private space for older children or extended family members. Upstairs, the property continues to impress with four generously sized bedrooms.

The master bedroom is part of a self-contained suite enjoying an en-suite shower room and dressing room complete with ample storage and large windows. The remaining bedrooms are equally well-appointed, offering flexible spaces that can be adapted to suit your lifestyle.

Outside, the well-maintained southwest garden provides a private haven, perfect for both relaxation and entertaining. Whether enjoying a morning coffee on the patio or hosting a summer barbecue, the outdoor space is sure to be a favourite spot. Additionally, the property benefits from off-street parking, ensuring convenience for busy households.

Client Comment: We have enjoyed raising our family here for the last 13 years. It's a big and very flexible family home for multi-generational living. And the space is great for large gatherings, entertaining and barbecues.

Sandringham school is close by (for sibling admission) and it's just a short walk to the centre of the village with its three great pubs, village shop and tea rooms/cafe. Fantastic walks through the Heartwood Forest which is literally on the doorstep.

Tenure: Freehold
Council Tax Band: E
EPC Rating: C









Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



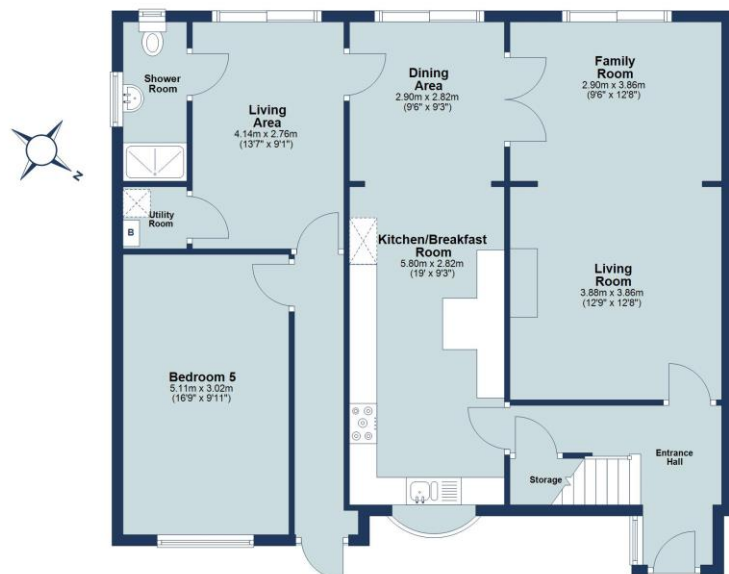
Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

Ground Floor

Approx. 99.9 sq. metres (1075.1 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



Total area: approx. 162.7 sq. metres (1751.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
▶ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com