



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

Sandpit Lane, St. Albans, AL4 0BT
Guide Price £975,000

No Onward Chain – Walking Distance to Sandringham School

Welcome to this charming semi-detached family home, ideally located in a highly desirable residential area and within walking distance of the renowned Sandringham School.

This property combines character with modern comforts, creating a welcoming space that suits the needs of today's families.

The home has been carefully updated and thoughtfully extended, providing a practical and versatile layout. It offers four bedrooms, providing comfortable accommodation for the whole household. The main bedroom is well-proportioned, while the additional rooms are perfect for children, guests, or a home office – giving you flexibility to suit your lifestyle.

On the ground floor, you will find a walk in wet room, which is located just off the hallway, three reception rooms, ideal for creating distinct areas for family life.

These could include a cosy dining room, a spacious lounge with access to the rear garden, and a bright space for a study or playroom.

The interiors are bright and airy, with plenty of natural light creating an inviting and relaxing atmosphere.

The kitchen has been modernised, featuring contemporary fittings and a practical layout that flows effortlessly into the adjacent living spaces, making it perfect for both everyday family life and entertaining.

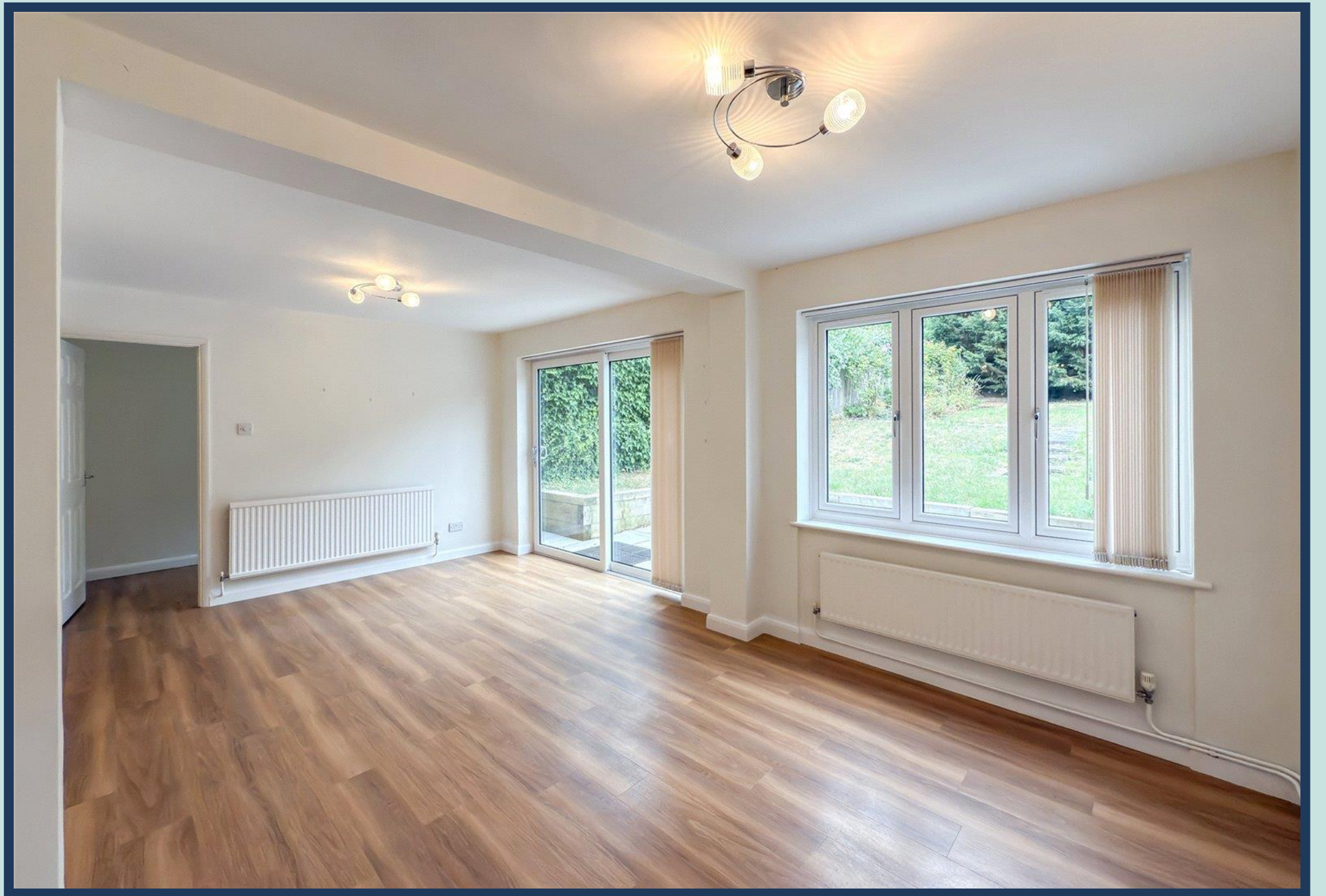
Step outside to discover the private rear garden, a peaceful retreat that is well-maintained and ideal for outdoor dining, gardening, or simply relaxing. It's the perfect place to enjoy the warmer months in complete privacy.

Further benefits include off-street parking and a garage, offering additional convenience and storage options.

Set in a sought-after neighbourhood, this property is close to local amenities, excellent schools, and great transport links, making it a fantastic choice for families and commuters alike.

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









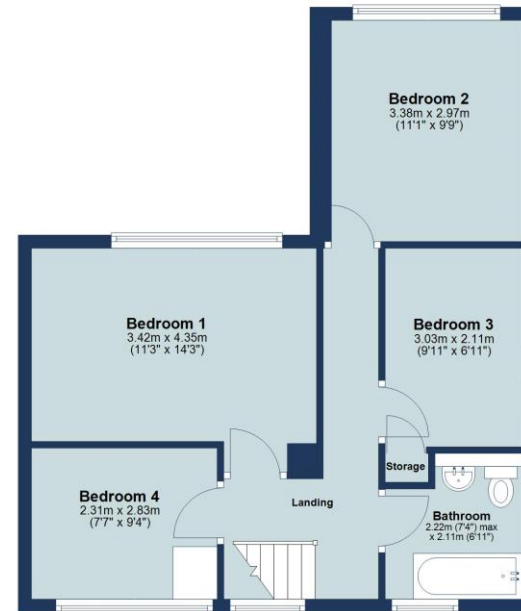
Ground Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 136.2 sq. metres (1466.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in total floor area.
Plan produced using PlanUp.

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