



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

Reynolds Crescent, Sandridge, AL4 9LD
Guide Price £425,000

Tucked away in a peaceful and secluded setting, this beautifully presented and thoughtfully extended two double bedroom maisonette combines modern living with everyday convenience. From the moment you step inside, you'll notice the sense of light and space, with large windows and thoughtful design creating a bright and airy feel throughout.

The home is perfectly suited to professional couples or a small family who value both style and comfort. The spacious living areas are designed for relaxation, while the modern kitchen and dining space provide the ideal hub for cooking, entertaining, or simply enjoying family time.

Both bedrooms are generous doubles, offering plenty of room for restful nights or a flexible home office setup. The property also boasts its own private garden – a rare find in this location – perfect for al fresco dining, summer gatherings, or simply unwinding at the end of the day.

Families will be delighted to know that the property sits within the highly regarded Sandringham School catchment area, making it an excellent choice for those looking to secure strong educational opportunities.

Commuters will appreciate the ease of access to St Albans station, just 10 minutes away, connecting you swiftly to London and beyond. Meanwhile, the charm of St Albans city centre – with its vibrant mix of shops, cafés, restaurants, and cultural attractions – is within easy reach.

This home offers the perfect blend of peaceful living and city convenience. Whether you're starting a new chapter as a couple, growing a young family, or simply looking for a stylish retreat close to everything you need, this maisonette is a truly special find.

Tenure: Leasehold
Term of Lease: 183 Years From 2022
Service Charge: £114 PA For 2025
Ground Rent: £10 PA For 2025
Council Tax Band: C
EPC Rating: C









Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.6 sq. feet)

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

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