



Lyndon Mead, Sandridge, AL4 9EX

NO UPPER CHAIN

Located in a cul-de-sac in the peaceful and sought after village of Sandridge is this spacious three/four bedroom semi-detached home with the countryside on its doorstep.

The property enjoys well planned accommodation arranged over two floors with a versatile layout. The ground floor has a welcoming entrance hall, a flexible room which could be a study or fourth bedroom, fitted kitchen and cloakroom.

A real feature of this home is the wonderful spacious living room with a wood burning stove and bi-fold doors which open onto an attractive and beautifully maintained south facing rear garden.

On the first floor there are three bedrooms two of which have views over the surrounding countryside and a family bathroom.

Sandridge village is on the fringe of St Albans close to Heartwood Forest. The village itself enjoys a village store, and three country pubs. In close proximity you will find St Albans city centre and Harpenden both with rail links into London St Pancras and a wide variety of shopping and leisure facilities. Hatfield train station is also under 5 miles away with fast trains into London.

Schools Close by include Sandridge, Wheatfields, Sandringham and St Albans Girls School.



ACCOMMODATION

Entrance Hall

Front door opening into Entrance Hall, doors to;

Cloakroom

Low level wc, wash hand basin.

Study/Bedroom Four

Flexible room can be used in a variety of ways to suit the buyer's needs, radiator, window to front.

Kitchen

Range of units, worksurface over, sink with drainer, four ring gas hob with extractor over, oven, space for fridge freezer, space for dishwasher. window to front.

Living Room/Dining Room

Impressive open plan space, part vaulted ceiling, bi-fold doors, radiator, wood burner.

FIRST FLOOR

Landing

Spacious landing, access to loft, doors to;

Bedroom One

Double bedroom, radiator, fitted wardrobes, window.

Bedroom Two

Double bedroom, radiator, window.

Bedroom Three

Single bedroom, radiator, window,

Bathroom

White suite, wash hand basin, wc, bath, radiator, shower cubicle, window.



EXTERIOR

Front

Driveway providing off street parking.

Rear

Real feature for this home is the south facing garden, lawn, mature shrubs, plants, and insulated shed.

PROPERTY INFORMATION

Tenure: Freehold

Council Tax Band: E

Viewing Information

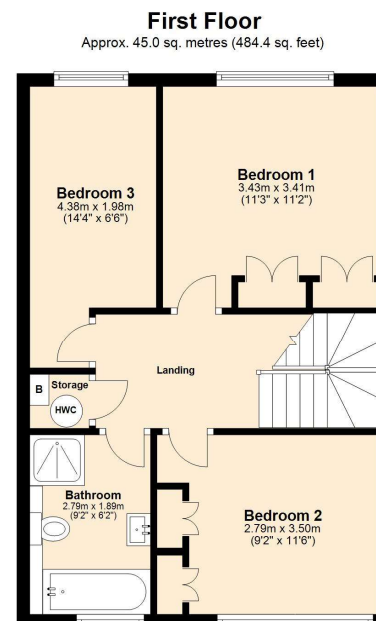
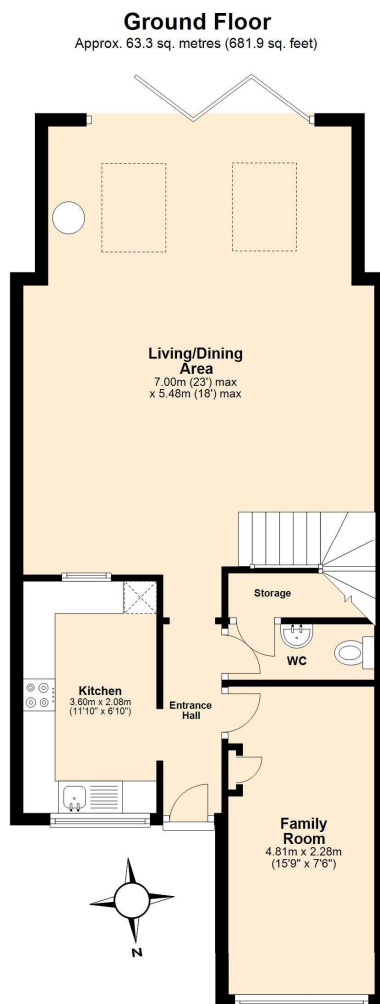
BY APPOINTMENT ONLY THROUGH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.







Total area: approx. 108.3 sq. metres (1166.3 sq. feet)

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

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