



75 Sandridge Road, St. Albans, Hertfordshire AL1 4AG

Guide price £900,000 Freehold



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St. Albans, Hertfordshire AL1 4AG

This beautifully presented four-bedroom detached home is located on a desirable tree-lined road in the sought-after Bernards Heath area of St Albans. The property offers well-proportioned accommodation across three floors and benefits from a 29 ft detached garage with off-street parking to the rear, along with planning permission for a ground-floor kitchen/dining/family room extension, offering excellent potential to expand the living space.

A part-glazed front door opens into a welcoming entrance hall with stairs to the first floor and doors to the principal reception rooms. The bay-fronted lounge is stylish and bright, while the kitchen/dining room features a range of wall and base units with integrated appliances, a side window, and double doors leading to the rear garden. The kitchen also provides access to a utility room, downstairs WC, and an additional garden door.

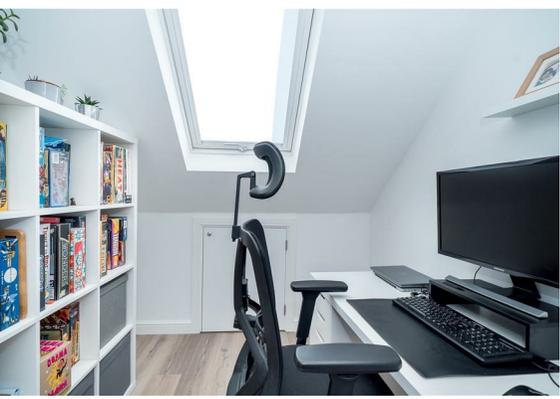
The first floor includes three bedrooms and a family bathroom. The front double has fitted wardrobes, while two further bedrooms overlook the rear garden. The bathroom is fitted with a bath, overhead shower, basin, and WC.

The second-floor conversion creates a spacious principal bedroom suite with two windows overlooking the garden and bespoke fitted wardrobes. A sliding pocket door leads to a contemporary en-suite with a wet-room-style shower, basin, WC, and eaves storage. A further sliding door opens to a flexible study or dressing area.

Externally, the property has a low-maintenance frontage with mature shrubs. The 95ft rear garden has a patio leading onto a lawn, bordered by fruit trees, and provides access to the detached garage and off-street parking via Fontmell Close.

Sandridge Road is centrally located within 15 minutes walk of the mainline train station into St Pancras International and also St Albans City centre with its wide variety of shopping, restaurants and leisure facilities. There are very highly regarded local Primary Schools and the green open spaces of Bernards Heath.





ACCOMMODATION

Ground Floor

Entrance Hall

Lounge
15'3 x 12'11 (4.65m x 3.94m)

Kitchen/Dining Room
9'10 x 19'3 (3.00m x 5.87m)

Utility Room

WC

First Floor

Landing

Bedroom
11'6 x 12'11 (3.51m x 3.94m)

Bedroom
11'5 x 10'11 (3.48m x 3.33m)

Bedroom
7'11 x 7'10 (2.41m x 2.39m)

Bathroom

Second Floor

Bedroom
9'10 x 16'8 (3.00m x 5.08m)

Ensuite

Study
7'3 x 7' (2.21m x 2.13m)

Eaves Storage

OUTSIDE

Front Garden

Rear Garden
95 (28.96m)

Garage
29'2 x 10'4 (8.89m x 3.15m)

Floor Plan



Total area: approx. 153.9 sq. metres (1656.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © 2024 SOWSTUDIO. Plan produced using PlanIt®.

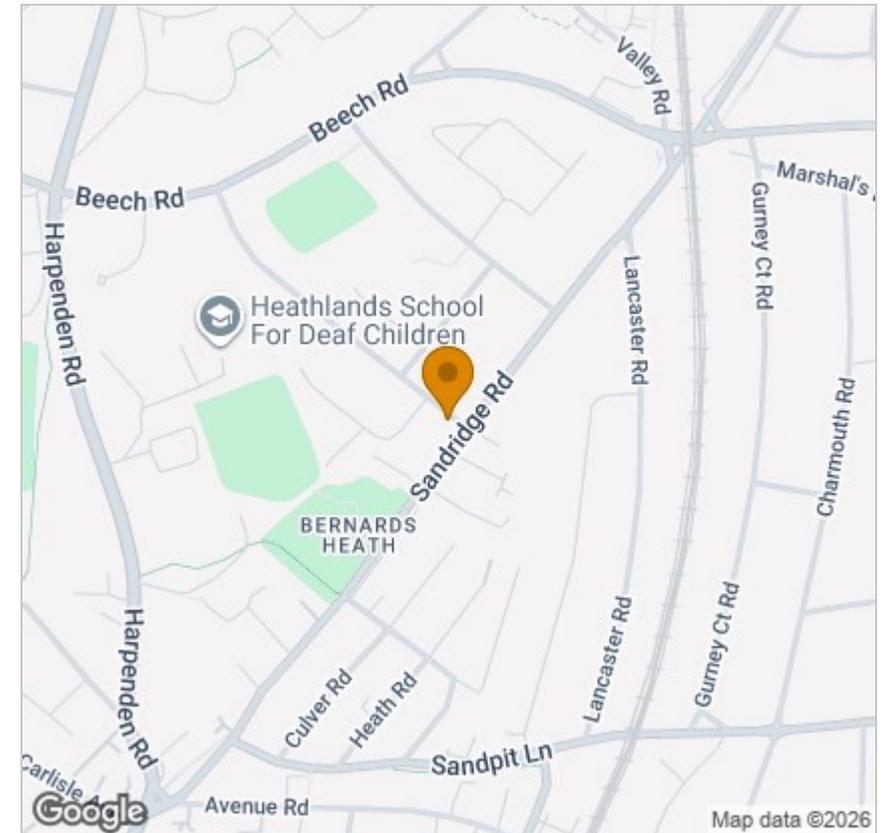
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

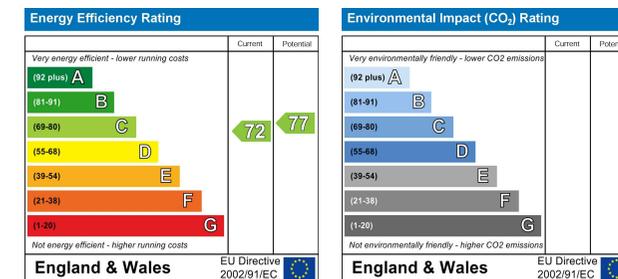
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Area Map



Energy Efficiency Graph



Paul Barker
ESTATE AGENTS