



128 Sandridge Road, St. Albans, Hertfordshire AL1 4AP

Guide price £650,000 Freehold



## 128 Sandridge Road

St. Albans, Hertfordshire AL1 4AP

A well-presented Victorian end-of-terrace home offering stylish, modern accommodation arranged over three floors, with a wonderful private rear garden and a home office. Finished to a contemporary standard throughout, this property combines period charm with practical modern living with impressive views overlooking Bernards Heath.

The accommodation begins with a welcoming and generous lounge with a feature fireplace and a sash-style window. To the rear, a step down leads into a modern kitchen fitted with white units, integrated appliances, a breakfast bar, and a dining area with French doors opening onto the rear garden.

On the first floor are two well-proportioned bedrooms and a stylish family bathroom fitted with a W.C., basin, and double waterfall shower.

The second floor features a third bedroom with skylight windows, complemented by useful storage areas.

Externally, the property offers a paved patio area ideal for outdoor entertaining, leading to a lawned garden bordered by mature planted shrubs. A separate office provides an ideal home-working or study space.

Bernards Heath is renowned for its community feel, excellent local schools, independent shops, and easy access to both St Albans city centre and the mainline station with fast services to St Pancras International.





## ACCOMMODATION

### Ground Floor

#### Lounge

23'6 x 11'2 (7.16m x 3.40m)

#### Kitchen/Dining Room

22'8 x 6'10 (6.91m x 2.08m)

### First Floor

#### Landing

#### Bedroom 1

11'6 x 11'2 (3.51m x 3.40m)

#### Bedroom 2

8'7 x 8'0 (2.62m x 2.44m)

#### Bathroom

### Second Floor

#### Bedroom 3

14'6 x 10'7 (4.42m x 3.23m)

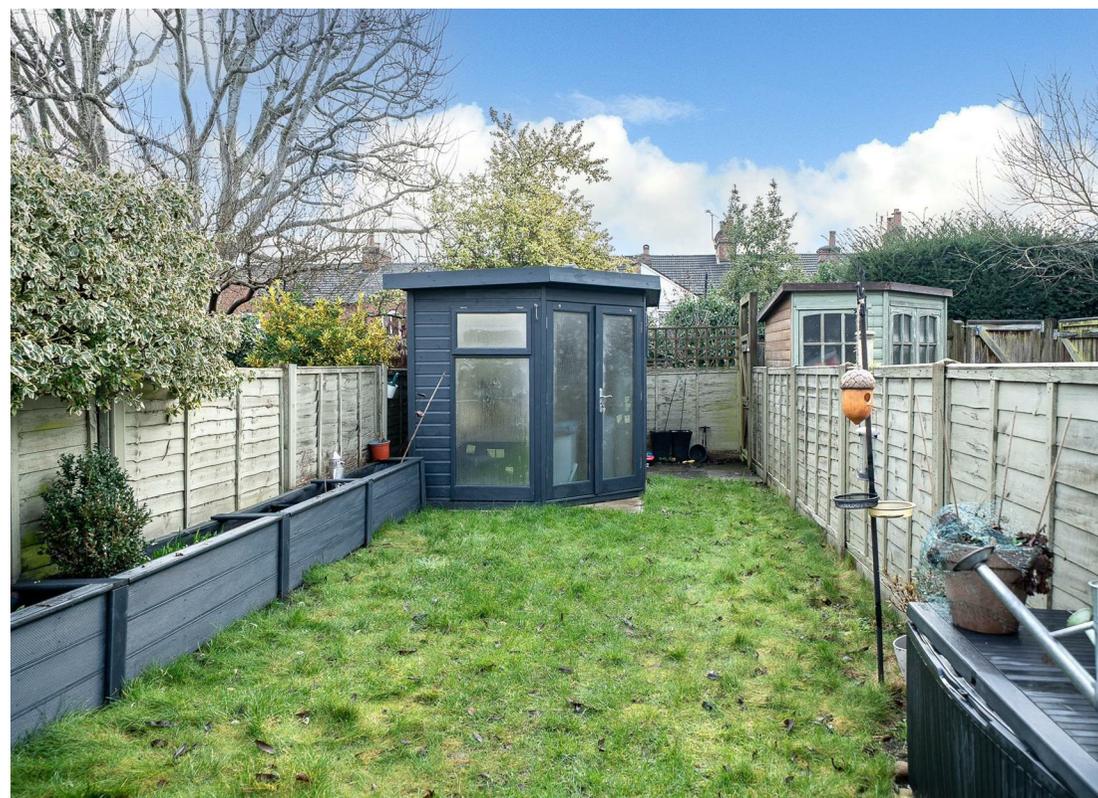
#### Eaves Storage

### OUTSIDE

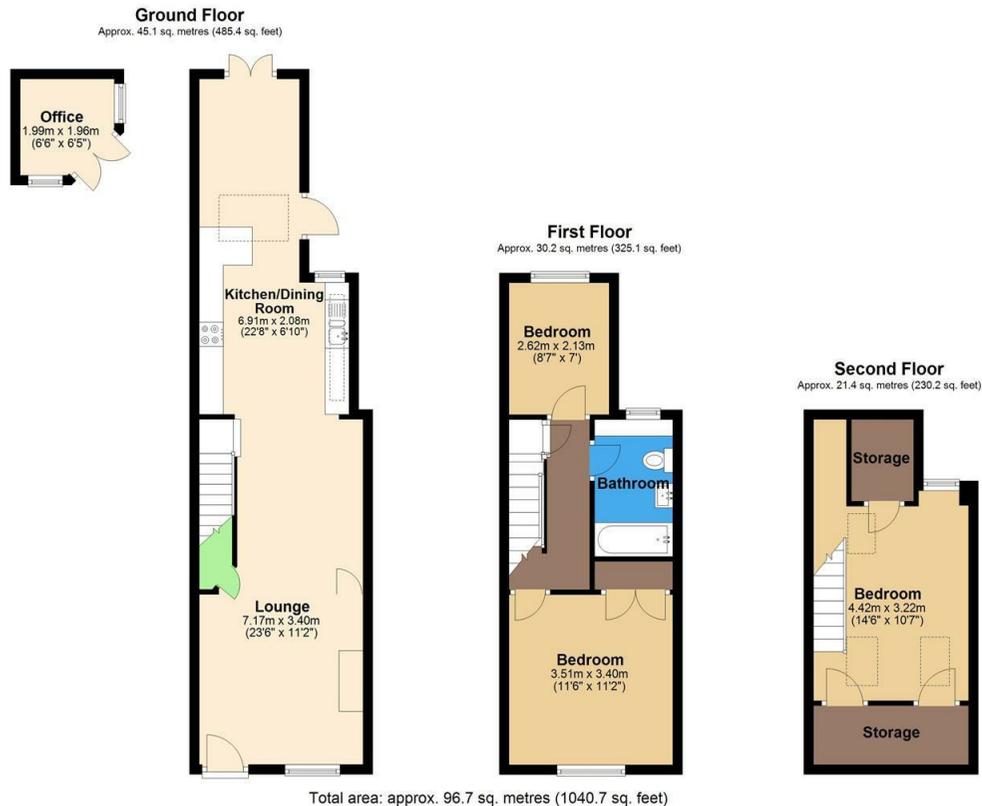
#### Rear Garden

#### Garden Office

6'6 x 6'5 (1.98m x 1.96m)



## Floor Plan



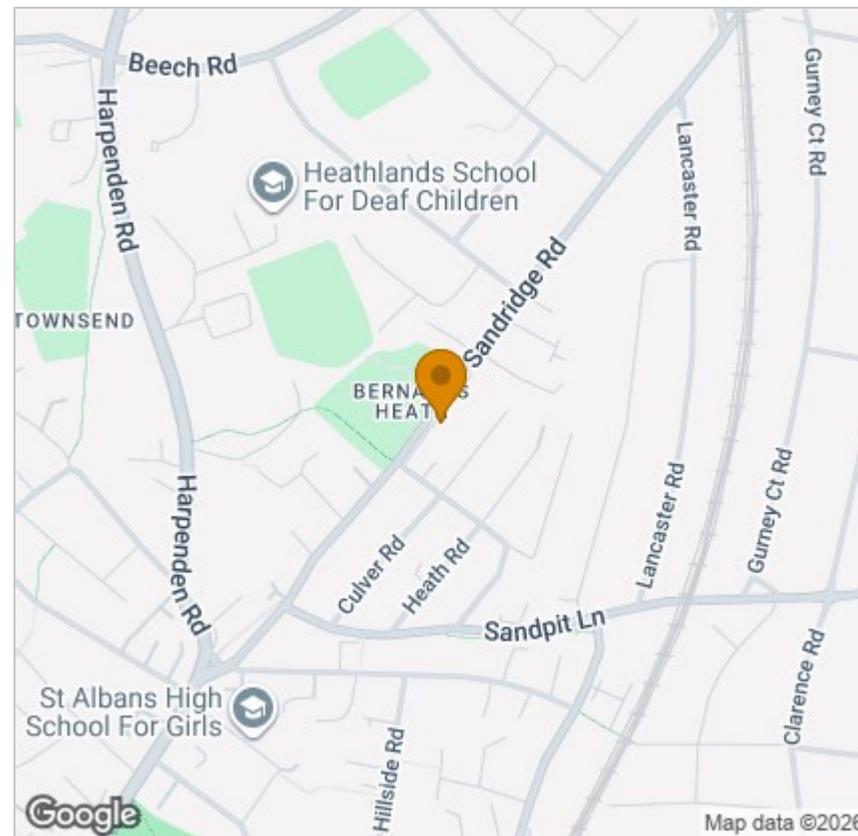
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths 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 © SKMSTUDIO  
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## 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

