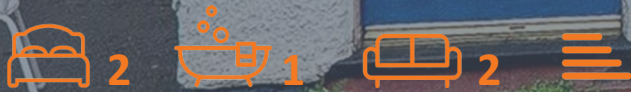




25 High Street, Sandridge, AL4 9DD

Guide price £400,000 Freehold



## 25 High Street

Sandridge, AL4 9DD

A two bedroom Grade II listed period property located in the very heart of the attractive village of Sandridge, offering the rare benefits of an integral garage and a wonderful rear garden. The property is offered with no onward chain and presents an excellent opportunity to modernise and reconfigure to suit individual tastes.

The property is accessed via a part glazed front door opening into the lounge, which enjoys a dual aspect with windows to the front and side. A door leads through to a sociable kitchen/dining room, with stairs rising to the first floor. The fitted kitchen comprises a range of wall and base units with a mix of integrated appliances and recesses for freestanding appliances, and enjoys pleasant views over the rear garden.

A door leads to a useful utility room with a wall mounted gas boiler, window and door to the 85ft rear garden. From here there is access to a convenient downstairs WC and a further door leading into the integral garage with an up and over door to the front.

The first floor landing provides access to all rooms, including the principal bedroom which benefits from two windows overlooking the rear garden. The second bedroom has a window to the front. The bathroom comprises a shower cubicle, walk-in bath, WC and wash basin.

Externally there is a superb and generous rear garden with a patio area leading to a lawn bordered by established trees and plants, along with two wooden storage sheds.

Sandridge High Street is a charming village location offering a range of local amenities, including the popular Heartwood Café, several local pubs, and close proximity to Heartwood Forest. The property also benefits from easy access to St Albans City Centre.





## ACCOMMODATION

### Ground Floor

#### Lounge

10'6 x 9'11 (3.20m x 3.02m)

#### Dining Room

8'7 x 9'11 (2.62m x 3.02m)

#### Kitchen

7'2 x 9'11 (2.18m x 3.02m)

#### Utility

7'4 x 7'8 (2.24m x 2.34m)

### WC

### First Floor

### Landing

#### Bedroom 1

11'5 x 15'8 (3.48m x 4.78m)

#### Bedroom 2

8'1 x 9'2 (2.46m x 2.79m)

### Bathroom

### OUTSIDE

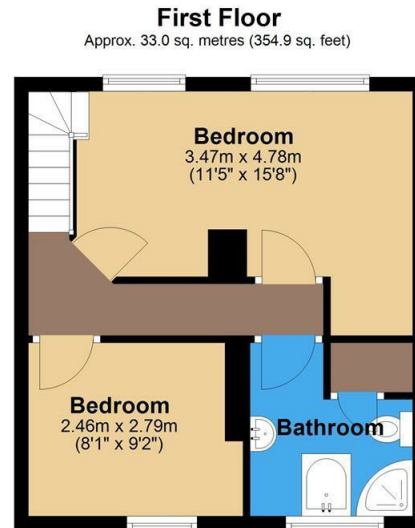
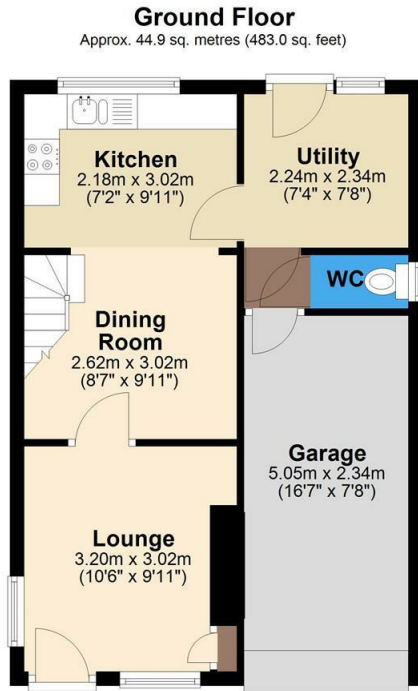
### Integrated Garage

#### Rear Garden

85 (25.91m)



## Floor Plan



Total area: approx. 77.8 sq. metres (837.9 sq. feet)

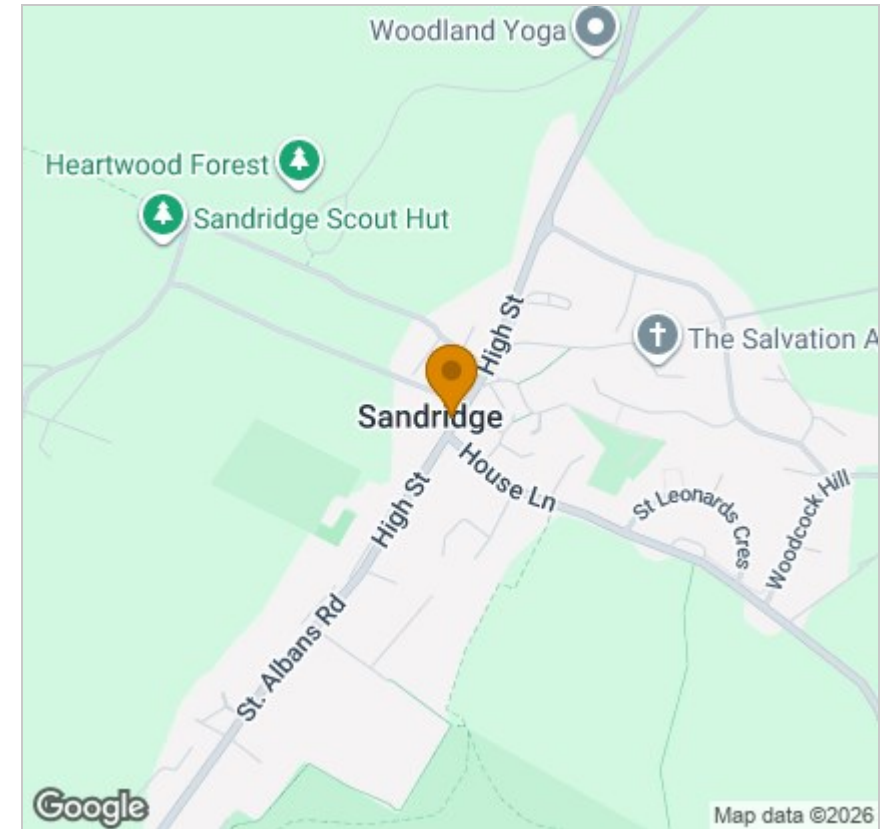
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths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

## 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

