



96 High Street, St. Albans, AL4 9BZ

Guide price £825,000 Freehold



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St. Albans, AL4 9BZ

An attractive four bedroom detached house, benefiting from a tasteful and skilfully designed side and rear extension, providing wonderfully versatile living accommodation and excellent bedroom proportions.

A part glazed front door opens into a useful entrance porch, with a further door leading into a welcoming hallway. This features a turning staircase to the first floor and doors to the principal rooms.

The bright dual aspect lounge sitting room enjoys a bay window to the front and a window overlooking a private courtyard to the rear. A wood floor runs throughout, while a feature log burner creates a cosy feel.

The fitted kitchen offers a range of light coloured wall and base units, with a tiled floor, and opens through to a fabulous dining family room. This impressive space features a vaulted ceiling with three Velux windows and sliding doors overlooking the rear garden. There is also a convenient study snug and a stylish downstairs shower room comprising a shower cubicle, WC and basin.

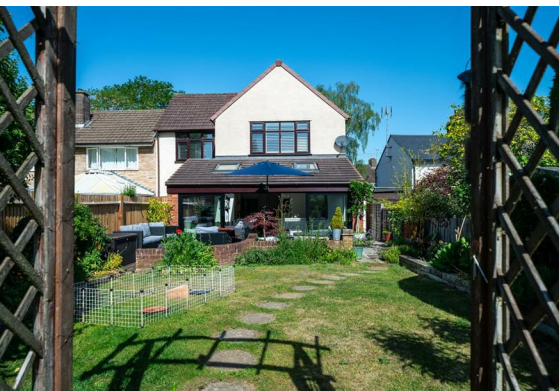
The first floor landing provides access to four well proportioned bedrooms and an attractive family bathroom comprising a shower bath, WC and basin.

Externally, the front is enclosed by a low level brick wall, with hedging providing screening from the pavement. A dropped kerb gives access to a block paved driveway, providing off street parking.

To the rear is a delightful sunny aspect garden, with a patio area ideal for entertaining, leading onto a lawn bordered by established plants, bushes and hedging. At the rear is a useful workshop garden room, with an attached storage shed.

Sandridge is a pretty village to the north of St Albans and home to Heartwood Forest and close to open countryside. The village benefits from a primary school, 914 meters of the outstanding Sandringham senior school, Spencer Meadow sports facility, a coffee shop and number of public houses.





ACCOMMODATION

Porch

Entrance Hall

Lounge/Sitting Room

24'6 x 12'1 (7.47m x 3.68m)

Dining/Family Room

17'10 x 9'3 (5.44m x 2.82m)

Kitchen Area

16'2 x 11'9 (4.93m x 3.58m)

Study

15'1 x 8'6 (4.60m x 2.59m)

Shower Room

FIRST FLOOR

Landing

Bedroom

12'3 x 10'0 (3.73m x 3.05m)

Bedroom

10'7 x 9'8 (3.23m x 2.95m)

Bedroom

14'4 x 7'3 (4.37m x 2.21m)

Bedroom

10'7 x 8'0 max (3.23m x 2.44m max)

Bathroom

OUTSIDE

Frontage

Rear Garden

Courtyard

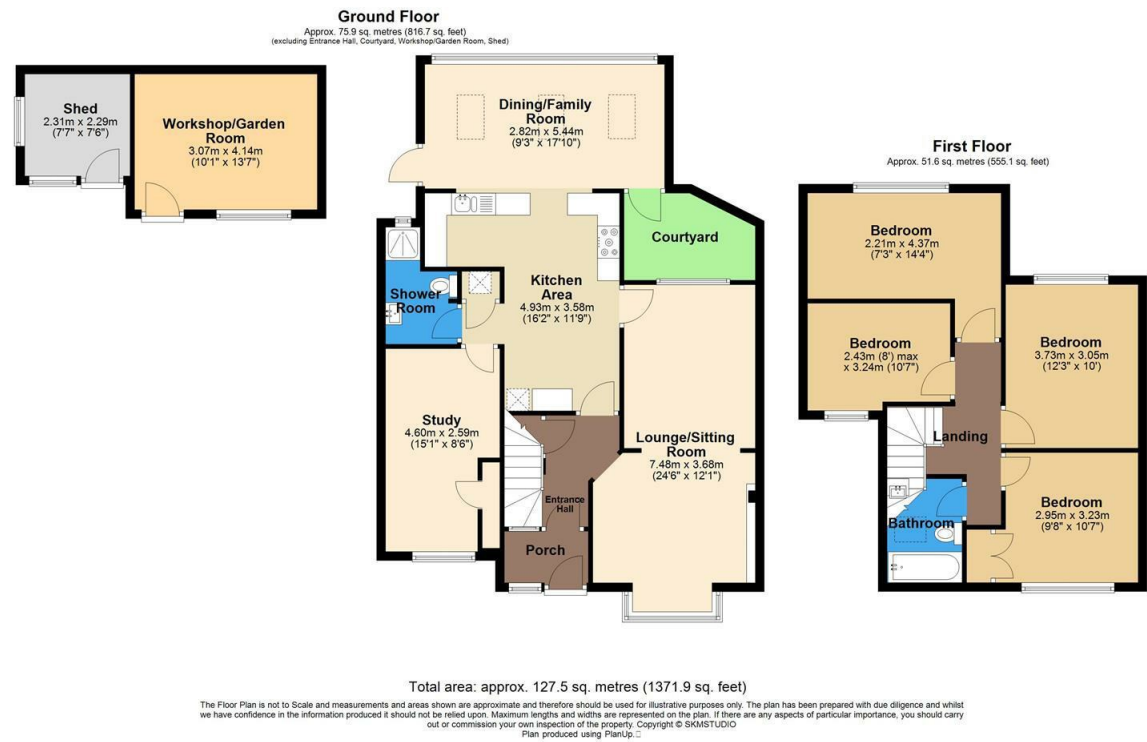
Workshop/Garden Room

13'7 x 10'1 (4.14m x 3.07m)

Shed

7'7 x 7'6 (2.31m x 2.29m)

Floor Plan



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

