



St. Albans Road

Sandridge | Hertfordshire | AL4 9LP

£1,150,000

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STEP INSIDE

St. Albans Road

At the heart of the home lies the stunning kitchen and family room, recently extended and finished to an exceptional standard. A striking island with breakfast bar forms the centrepiece, while two impressive lantern windows flood the space with natural light, creating a perfect setting for gatherings or quiet evenings alike. The ground floor also features a bright and welcoming entrance hall, a practical utility room, and a versatile front reception that can serve as a study, TV room, or snug—tailored to suit your lifestyle.



Upstairs, the principal bedroom boasts a sleek en-suite shower room, designed with both style and function in mind. Three additional bedrooms and a luxurious family bathroom, complete with a freestanding bath, provide ample space for the family. Thoughtful touches, including fitted storage on the landing, add to the sense of convenience and considered design.

Beyond the interiors, the property offers a large west-facing garden—perfect for enjoying afternoon sun. Nestled at the end, a fully powered and lit garden studio provides an ideal solution for home working, creative projects, or a private retreat. To the front, off-street parking accommodates several vehicles with ease.

Finished to the highest standards throughout, this home is ready to welcome its next family. All that's left is to arrange your viewing with Fine & Country.









STEP OUTSIDE

St. Albans Road

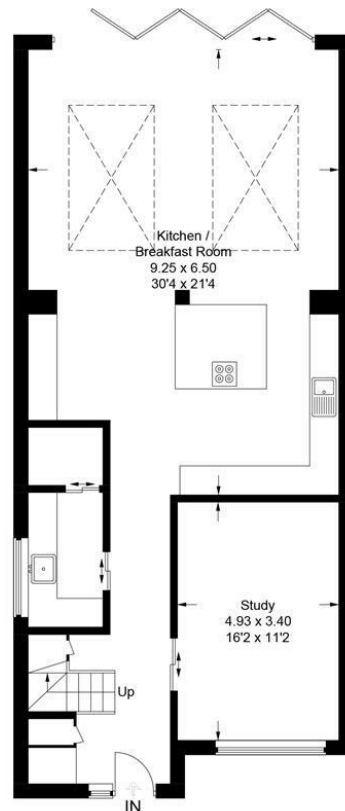
Living at St. Albans Road, Sandridge means enjoying the perfect balance of village charm and city convenience. Set within a welcoming community, this address places you just moments from scenic countryside walks, local pubs, and everyday essentials, while St Albans city centre and its mainline station are only a short distance away—ideal for commuters.

Education is another standout advantage. The property lies within catchment for Sandridge Primary School, a well-regarded village school rated Good by Ofsted, offering a strong start for younger children. As they grow, families benefit from priority access to Sandringham School, one of the area's most sought-after secondaries, praised by Ofsted as Outstanding for its exceptional teaching and opportunities. Further respected options, including Wheatfields Infants' and Junior Schools, are also close by, ensuring a wide choice of quality education within easy reach. For families looking to combine an aspirational home with an excellent schooling pathway, this address offers an unbeatable proposition.

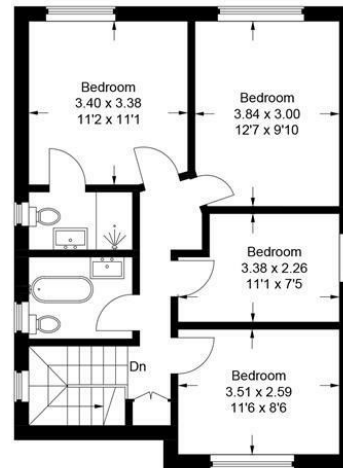




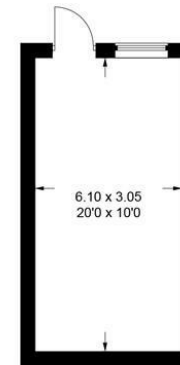
Approximate Gross Internal Area
 Ground Floor = 96.2 sq m / 1,035 sq ft
 First Floor = 56.2 sq m / 605 sq ft
 Outbuilding = 18.7 sq m / 201 sq ft
 Total = 171.1 sq m / 1,841 sq ft



Ground Floor



First Floor




(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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- Beautifully Refurbished & Extended Home Designed For Modern Family Living
- Open-Plan Kitchen/Family Hub with Central Island, Breakfast Bar, & Two Lantern Windows
- Welcoming Entrance Hall With a Bright & Airy Feel Throughout
- Flexible Front Reception – Ideal as a Study, Snug, or TV Room
- Principal bedroom with en-suite finished to a sleek, contemporary standard
- Luxurious Family Bathroom With Freestanding Bath
- Large West-Facing Garden With a Powered Studio, Perfect For Home Working
- Off-Street Parking For Multiple Vehicles At The Front
- Great School Catchments
- Approximately 1.4 miles to St. Albans City Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>59</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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