



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Field Close, Sandridge, AL4 9NW  
Asking Price £435,000

Situated within a quiet cul-de-sac setting, this exceptionally well presented two double bedroom house offers bright, well-balanced accommodation in a highly sought-after residential location.

The property has been carefully maintained and thoughtfully styled, creating a welcoming home that is ready to move into.

The ground floor provides comfortable living space with a natural flow, complemented by a well-appointed fitted kitchen that offers ample storage and worktop space, making it practical for both everyday cooking and entertaining.

Upstairs, the home continues to impress with two generous double bedrooms, both well-proportioned and offering flexibility for a range of buyers. Whether configured as a principal bedroom and guest room, or incorporating space for home working, the layout adapts easily to modern living.

Externally, the property benefits from both front and rear gardens, providing attractive outdoor areas to enjoy throughout the year.

The rear garden offers a private setting for relaxing or entertaining, while the front garden enhances the overall kerb appeal. A garage provides valuable storage or secure parking, adding to the practicality of the home.

The location is a key highlight. The property is positioned approximately 181.4 metres from Wheatfields Primary School and around 389.5 metres from Sandringham Secondary School, making it an excellent choice for families seeking access to highly regarded local schooling.

The quiet cul-de-sac position further enhances the appeal, offering a peaceful environment while remaining conveniently connected to local amenities and transport links.

Overall, this is a beautifully presented home offering comfort, convenience and a prime residential setting, ideal for first-time buyers, downsizers or young families.

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: C**



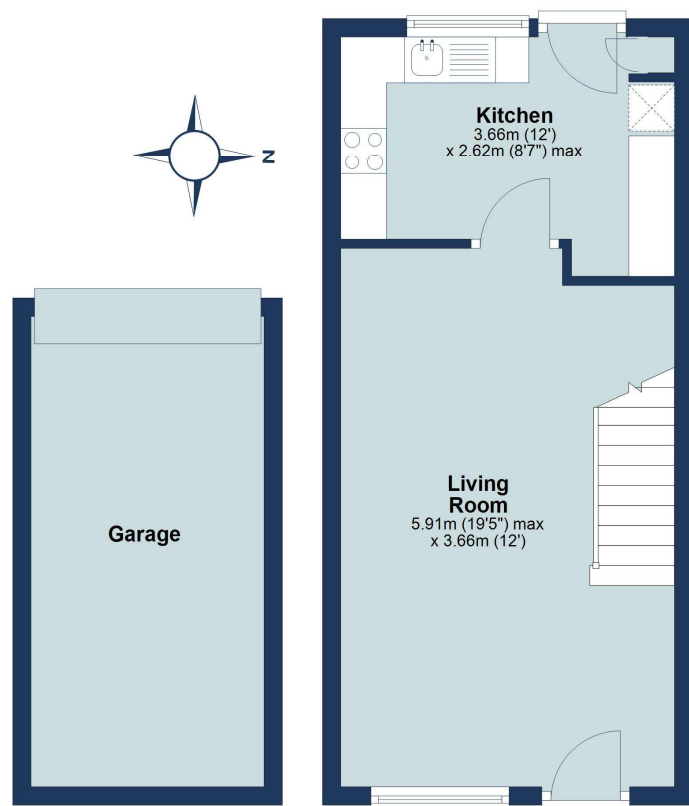






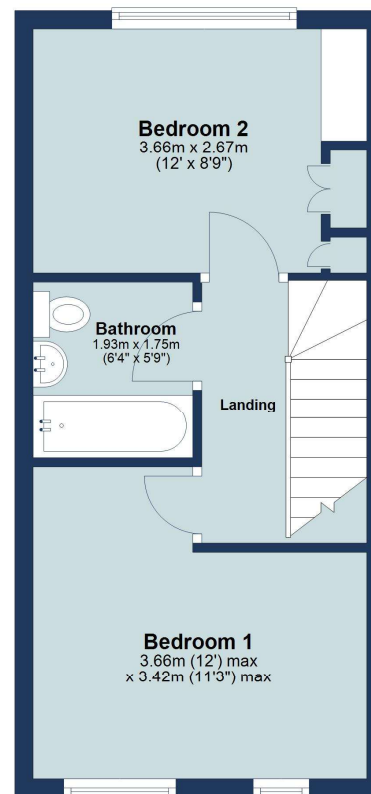
## Ground Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



## First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 60.1 sq. metres (647.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage is not included in the total floor area.  
Plan produced using PlanUp.

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