



**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**



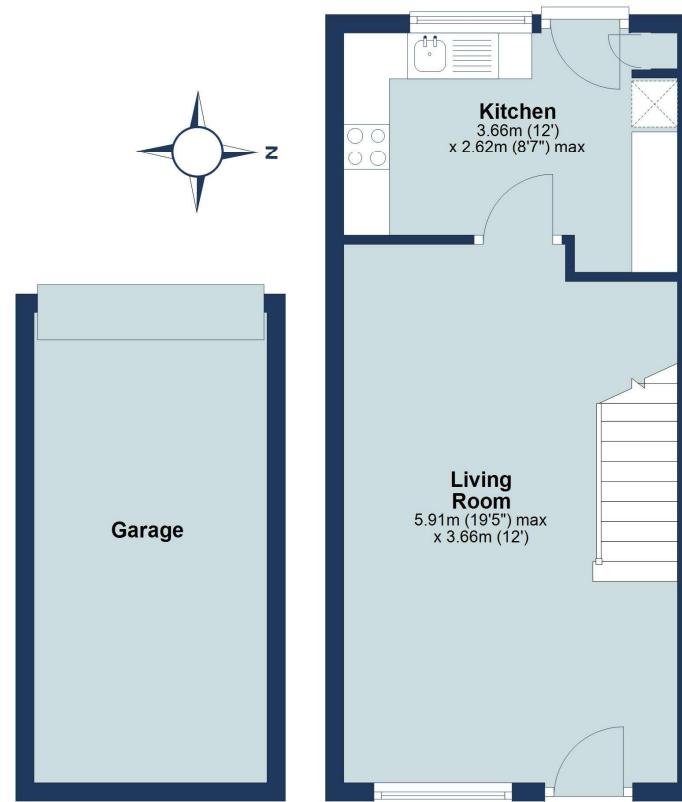






## Ground Floor

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



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.

**IMPORTANT NOTICE:** These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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

 @bradfordandhowley  
 @bradfordandhowley  
 @bradford-howley  
 @bradfordhowley4660

## First Floor

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



Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.