



**BRADFORD  
& HOWLEY**  
HARPEN DEN | MARSHALSWICK | ST ALBANS

High Street, Sandridge, AL4 9DA  
Guide Price £625,000

Situated within the heart of the highly sought after village of Sandridge, this charming double fronted period home offers beautifully balanced accommodation, combining character, comfort and practicality in equal measure. Enjoying a desirable village setting, the property is ideally positioned for those seeking a peaceful lifestyle whilst remaining within easy reach of St Albans and its excellent amenities.

The accommodation is both spacious and versatile, beginning with two welcoming reception rooms which provide excellent flexibility for modern living. Whether used for relaxing, entertaining, formal dining or home working, these characterful spaces offer a warm and inviting atmosphere, perfectly suited to everyday family life.

At the heart of the home is the generous kitchen/breakfast room, providing ample storage, preparation space and room for informal dining. Thoughtfully arranged to serve as a sociable hub of the home, it offers an ideal setting for family gatherings and entertaining alike.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom benefitting from the convenience of an en-suite shower room and WC. The remaining bedrooms are served by a family bathroom, creating a practical layout for families, guests and visiting relatives.

Externally, the delightful rear garden provides a private and attractive outdoor retreat, with plenty of space for relaxing, dining and enjoying the warmer months. Mature planting and well-maintained surroundings create a peaceful setting, whilst parking to the rear adds a valuable level of convenience.

Further benefits include gas central heating and a wonderful village location within one of Hertfordshire's most desirable communities.

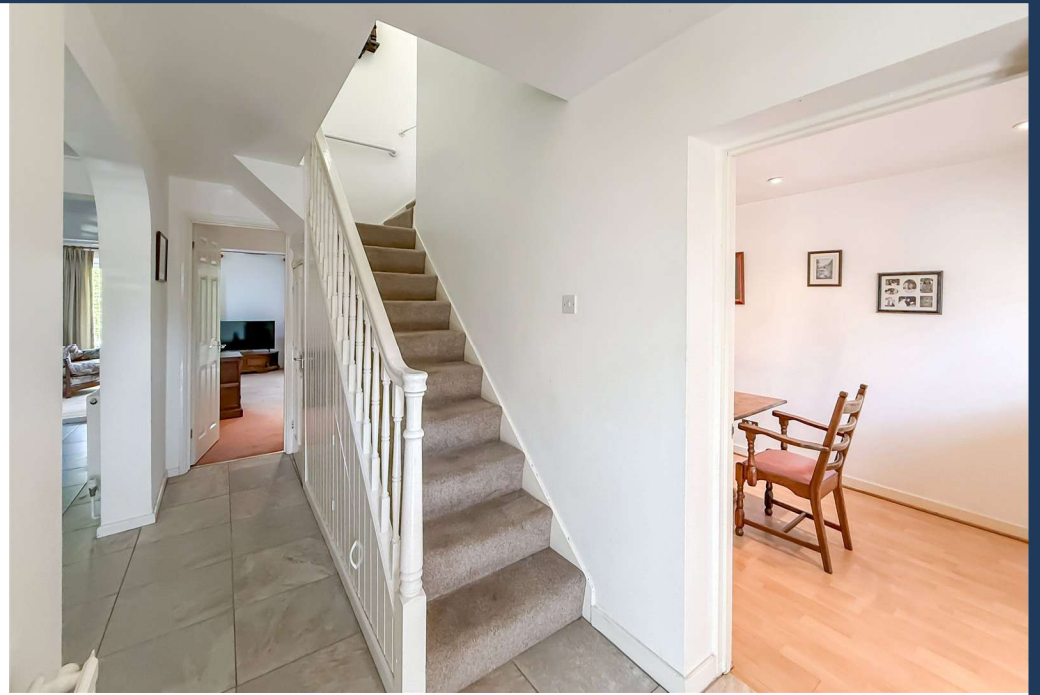
Sandridge is renowned for its picturesque village green, historic church, popular pubs and excellent access to countryside walks, whilst St Albans city centre, the mainline station and a range of highly regarded schools are all within easy reach.

Combining character charm, flexible accommodation and a highly desirable location, this attractive home represents a wonderful opportunity to enjoy village living at its very best.

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



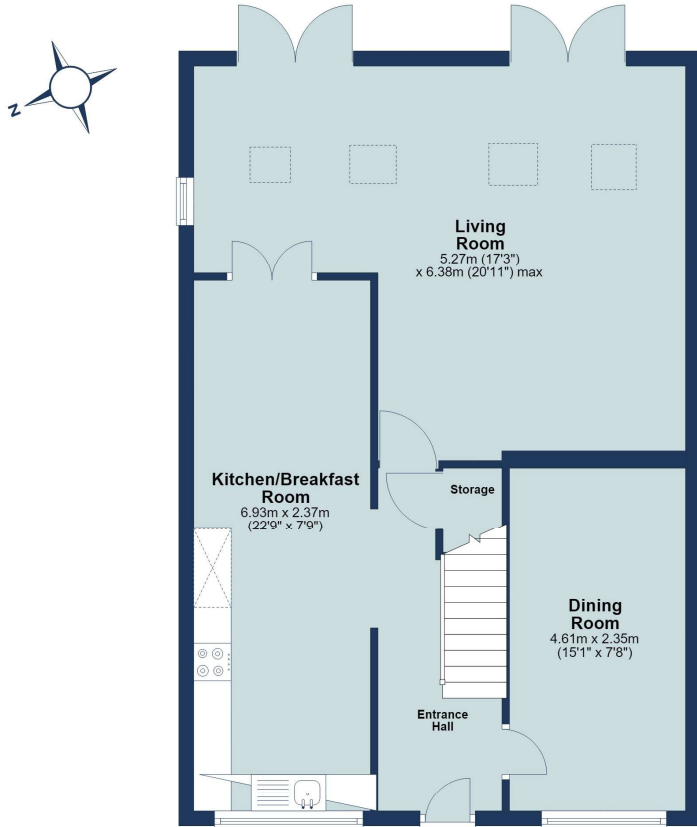






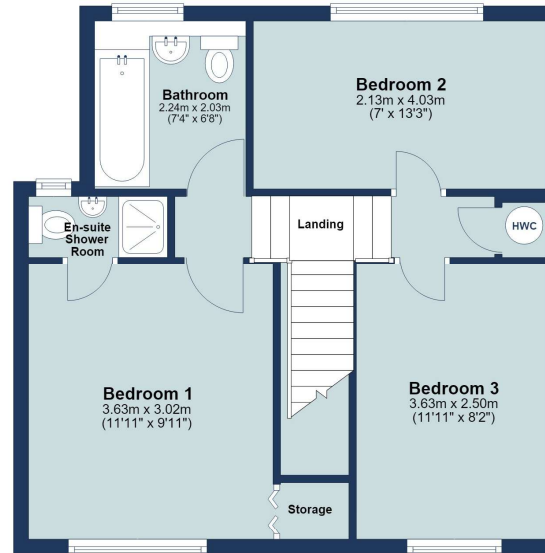
### Ground Floor

Approx. 65.0 sq. metres (700.2 sq. feet)



### First Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 110.2 sq. metres (1186.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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