



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

Langley Grove, Sandridge, AL4 9DZ
Asking Price £325,000

Situated in a quiet cul-de-sac on the edge of Sandridge, this well-presented ground floor maisonette offers spacious accommodation, two double bedrooms and the rare benefit of a private rear garden.

The generous living room provides ample space for relaxing and dining, while the modern kitchen overlooks the garden with direct access outside. Both bedrooms are well proportioned and served by a contemporary bathroom.

Outside, the enclosed garden offers a private space to enjoy throughout the year. Ideally located close to Sandridge School, local amenities and open countryside, this is an excellent home for first-time buyers, downsizers or investors.

Tenure: Leasehold

Term of Lease: 125 years from 19 Dec 1989

Service Charge: £531 pa for 2026

Ground Rent: £10 pa for 2026

Council Tax Band: C

EPC Rating: C





Ground Floor

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
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.

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.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 856999
marshalswick@bradfordandhowley.com
5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA