



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

Langley Grove, Sandridge, AL4 9DS
Asking Price £775,000

A substantial four-bedroom family home situated in the popular village of Sandridge, offering generous and versatile accommodation arranged over three floors. The property benefits from two bathrooms, a guest cloakroom, integral garage and extensive driveway parking, together with a good-sized rear garden backing onto open countryside. There is also further potential to extend, subject to the necessary consents.

The ground floor is approached via an entrance hall, with the living room positioned to the front. This is a comfortable reception room with a broad window providing plenty of natural light and ample space for family seating.

To the rear, the dining room provides a well-proportioned entertaining space, with sliding glazed doors opening directly onto the garden. Alongside is the kitchen, fitted with a comprehensive range of units and work surfaces with space for appliances. A useful guest cloakroom completes the ground floor, while the integral garage provides valuable storage and further potential.

The first floor provides four bedrooms and two bathrooms. Of note is the impressive principal bedroom, a generously proportioned room benefiting from its own en-suite shower room. Three further bedrooms provide flexible accommodation for family, guests or home working, while the family bathroom is

fitted with a contemporary suite including a bath with shower over.

A staircase continues to the second floor where there is a substantial loft room, providing excellent additional space. With rooflights bringing in natural light and useful storage incorporated, this versatile area is well suited to use as a home office, hobby room or playroom.

Outside, the property is set back behind a generous driveway providing off-street parking for several cars and access to the integral garage. The additional width to the side is another notable feature.

To the rear is an established garden with lawn and paved seating areas, providing plenty of room for outdoor dining and entertaining. Mature hedging and planting provide a leafy backdrop, while the garden's position adjoining open countryside is particularly appealing.

Offering approximately 1,764 sq ft in total, including the garage, this is a sizeable and adaptable family home with further potential to extend or reconfigure, subject to the necessary permissions and consents. Its combination of generous accommodation, parking and countryside setting makes it an appealing opportunity in Sandridge.

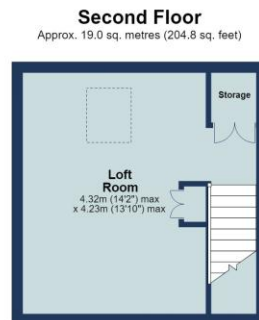
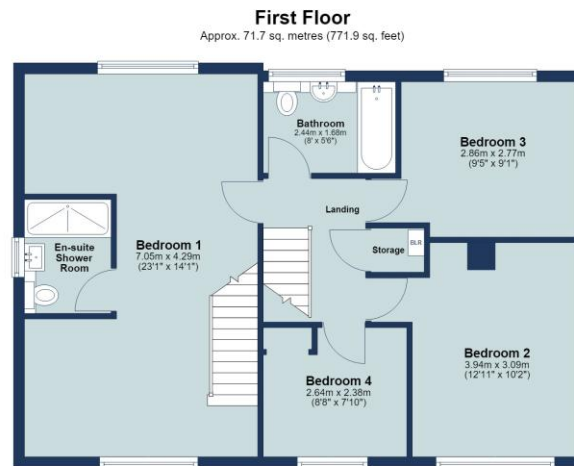
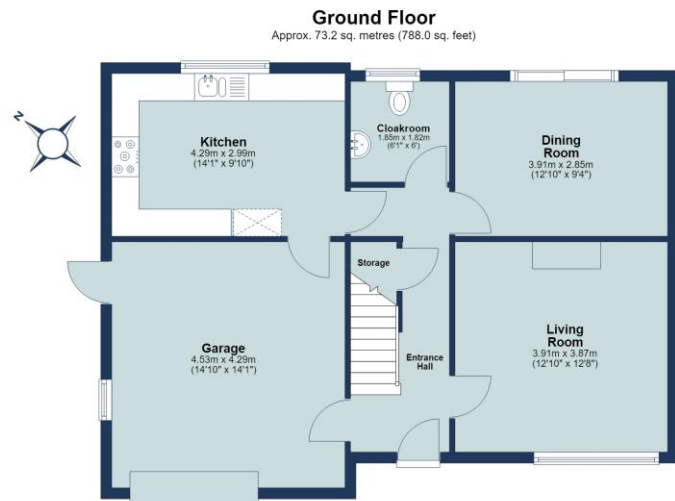
Tenure: Freehold
Council Tax Band: E
EPC Rating: D











Total area: approx. 164.0 sq. metres (1764.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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