



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

Shottfield Close, Sandridge, AL4 9EA
Guide Price £300,000

Tucked away in a quiet cul-de-sac in the sought-after village of Sandridge, this spacious ground-floor two double bedroom maisonette benefits from its own private front door and an enclosed south-facing rear garden.

The property further enjoys double-glazed windows throughout and the added reassurance of a newly fitted boiler installed in November 2025.

The accommodation comprises a private entrance opening into a welcoming hallway. To the right is a well-proportioned kitchen overlooking the front of the property, with the second double bedroom also positioned to the front. To the rear, the living room provides a comfortable and light-filled space, alongside the principal bedroom and a family bathroom.

Sandridge is a popular village on the fringe of St Albans, offering a charming village centre with three traditional country pubs and a local convenience store. Both St Albans and Harpenden are within easy reach, providing extensive shopping and leisure facilities, along with mainline railway stations offering fast connections into London St Pancras.

Tenure: Leasehold

Term of Lease: 85 Years 2 Months

Service Charge: £538 PA For 2025

Ground Rent: £10 PA For 2025

Council Tax Band: C

EPC Rating: C





Ground Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



Total area: approx. 67.4 sq. metres (725.3 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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