



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

Sandridge Road, St. Albans, AL1 4AP
Guide Price £500,000

Offered to the market with no upper chain, this charming character terraced home enjoys a highly desirable position close to Bernards Heath, offering an excellent opportunity for first-time buyers, professional couples or investors alike.

Combining period character with well-balanced accommodation, the property is ideally located within easy reach of St Albans city centre, the mainline station and a wide range of local amenities.

The accommodation begins with an impressive 23-foot open-plan living and dining area, creating a bright and welcoming space for both everyday living and entertaining. Generous proportions and an abundance of natural light enhance the feeling of space, whilst the flexible layout comfortably accommodates both seating and dining areas.

To the rear, the well-appointed kitchen provides ample storage and worktop space, creating a practical hub for day-to-day living with access to the garden beyond.

Upstairs, there are two well-proportioned bedrooms served by a family bathroom, with the accommodation offering an ideal balance of comfort and practicality.

Externally, the rear garden provides a delightful outdoor retreat, offering the perfect setting for al fresco dining, entertaining or simply relaxing during the warmer months. The attractive outside space further enhances the appeal of this charming home.

Bernards Heath remains one of St Albans' most sought-after residential areas, renowned for its attractive open green spaces, strong community feel and convenient access to the city centre. Excellent transport links highly regarded local schooling, and an excellent selection of shops, cafés and restaurants are all within easy reach.

Combining period charm, spacious accommodation and a superb location, this attractive home presents a wonderful opportunity to enjoy the very best of St Albans living.

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



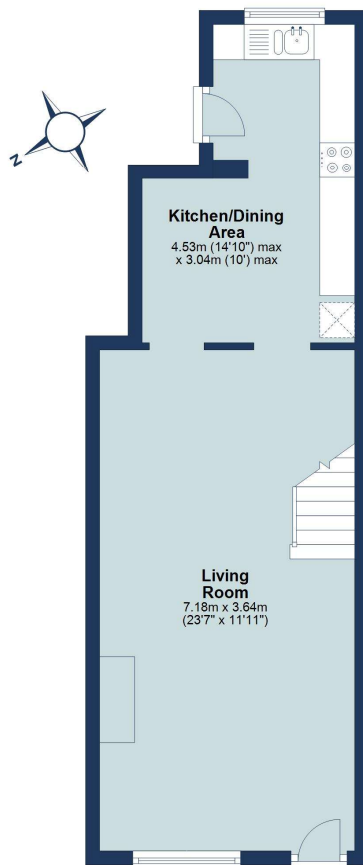






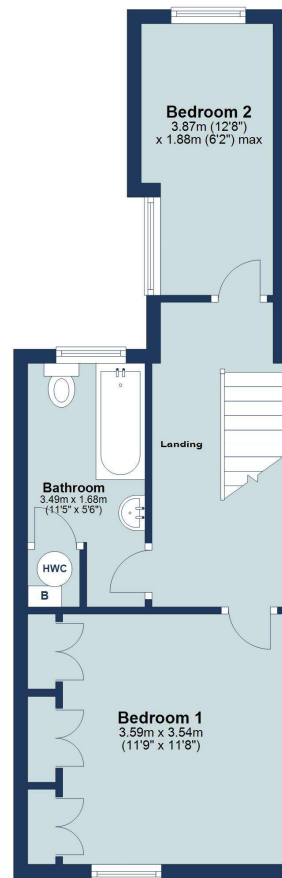
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 72.6 sq. metres (781.0 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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