



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

Archers Fields, Sandridge Road, AL1 4EL  
Asking Price £645,000

Offered to the market with no upper chain, this attractive three-bedroom end-of-terrace home provides well-proportioned accommodation, practical outdoor space, and a highly convenient setting within walking distance of the city centre.

The ground floor offers flexible and well-balanced living space, comprising an entrance hall, a kitchen to the front, and a dining room leading through to the living room.

To the rear, a bright conservatory provides an additional reception area, filled with natural light and enjoying pleasant views over the garden. A convenient WC completes this level. Altogether, the layout creates a welcoming environment, ideal for both everyday living and entertaining.

Upstairs, the property features three generously sized bedrooms, offering comfortable accommodation for families, couples, or those needing space for home working.

A modern family shower room completes the first floor. The layout is both practical and adaptable, giving future owners the opportunity to personalise the home to their own tastes.

There is also an attic storage space, accessed via a ladder.

Externally, the property benefits from a well-maintained rear garden, providing an attractive setting for relaxing, entertaining, or gardening.

Two garden sheds are included, one of which is powered and weatherproof, making it ideal for a workshop or additional storage. This outdoor space serves as a natural extension of the home during the warmer months.

Further advantages include off-street parking—a valuable feature in this established residential area—as well as useful side access.

The property also enjoys excellent proximity to the city centre, with a wide range of shops, cafés, restaurants, and everyday amenities all within easy reach.

Overall, this is a well-balanced and conveniently located home offering flexible living accommodation and strong lifestyle appeal, with the added benefit of a straightforward, chain-free purchase.

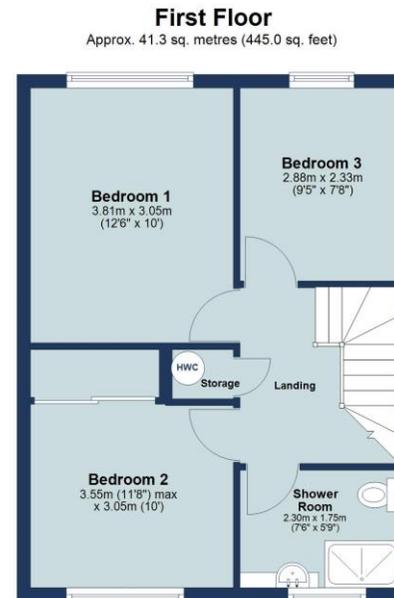
**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: C**











**Total area: approx. 98.9 sq. metres (1065.0 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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