



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

174 St. Albans Road, Sandridge, AL4 9LP  
Guide Price £575,000



A well-presented and thoughtfully updated three-bedroom detached bungalow, offered for sale with NO ONWARD CHAIN whilst being with walking distance of EXCELLENT LOCAL SCHOOLING.

The property is situated within a raised position with the potential to either extend into the roof space or to the rear of the property STPP.

Internally the property offers versatile accommodation and could be configured in several ways but is currently configured as three double bedrooms and two reception rooms.

The private garden leads to a detached garden room/annexe which would make an ideal home office or similar.

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

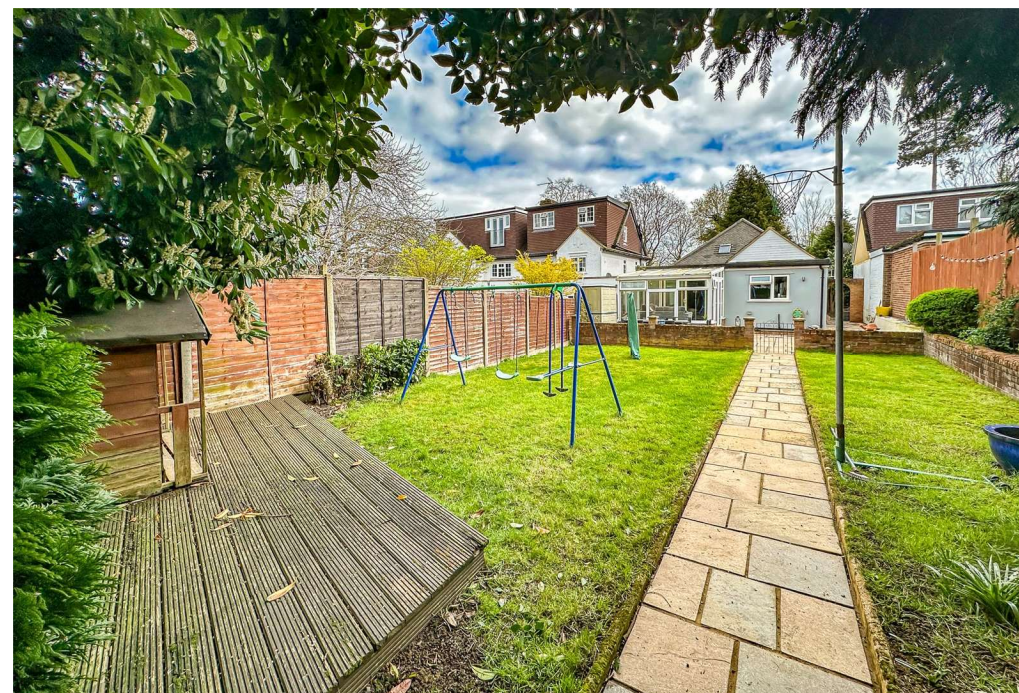














### Ground Floor

Approx. 91.7 sq. metres (986.8 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Total floor area does not include the Garden Room.  
Plan produced using PlanUp.

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