



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

St Albans Road, Sandridge, AL4 9LP  
Guide Price £650,000

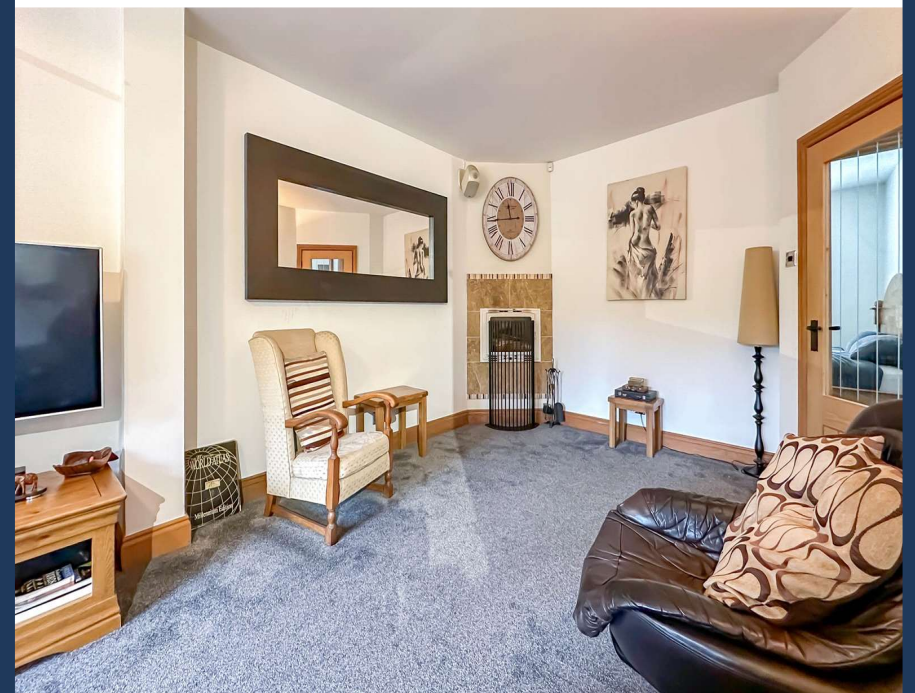


Set within a secluded location, yet close to EXCELLENT LOCAL SCHOOLING, is this well-presented and thoughtfully updated detached family home, offered for sale with NO ONWARD CHAIN, whilst benefitting from a separate GARDEN LODGE which measures approximately 522 square feet and could be utilised as a separate income stream or would make an ideal stop over for guests.

The property benefits from a large, private garden with the overall plot measuring circa 0.15 acres.

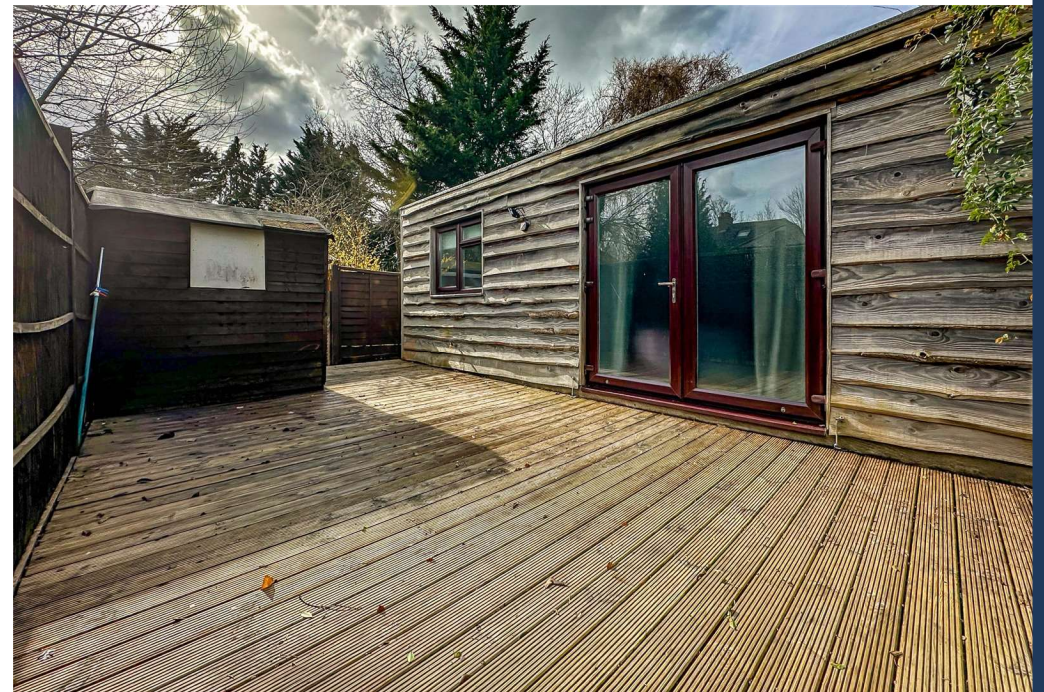
Internally the property offers spacious and versatile family living with a configuration of either three bedrooms and two reception rooms or four bedrooms and one reception room, with two of the bedrooms located on the ground floor.

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















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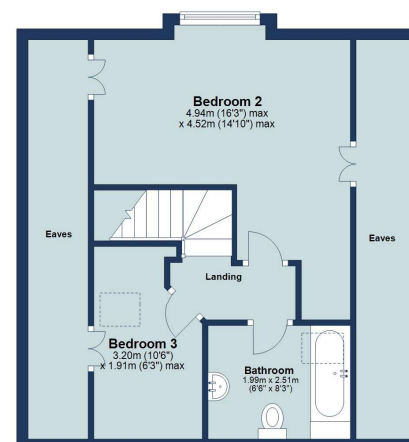
### Ground Floor

Approx. 121.1 sq. metres (1303.5 sq. feet)



### First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 153.3 sq. metres (1649.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garden Lodge is included in the total floor area but not the eaves.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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