



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

St Albans Road, Sandridge, AL4 9LE  
Guide Price £800,000



A 1930's DETACHED FAMILY HOME, extended to both the ground and first floors, and situated within this secluded residential location and within walking distance of EXCELLENT LOCAL SCHOOLING.

The property is set on a wide overall plot of approximately 0.13 ACRES whilst benefitting from a beautifully maintained private garden, GARAGING and OFF STREET PARKING.

Set back from and above the road, this property backs on to Jersey Farm Woodland Park.

Internally the property offers spacious and well-balanced family living with two separate reception rooms and an open plan kitchen/breakfast room to the ground floor.

The first floor comprises of four well-proportioned bedrooms and a family bathroom, with a useful separate shower room.

Externally the private rear garden is well-established and leads to both a garage and private parking for several vehicles.

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

















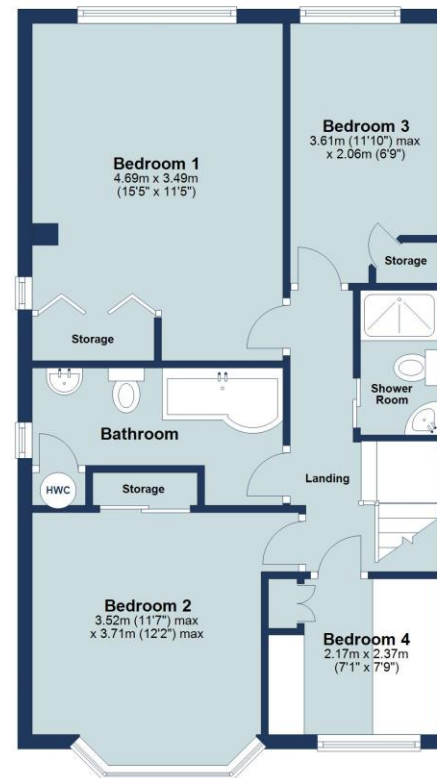
### Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



### First Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 114.0 sq. metres (1227.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Garage not included in the total floor area.  
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.

Looking to Sell or Let  
your current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

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

**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**▶** @bradfordhowley4660

**☎** 01727 856999  
**✉** marshalswick@bradfordandhowley.com  
**📍** 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com