



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

Gibbons Close, Sandridge, AL4 9EP  
Guide Price £700,000



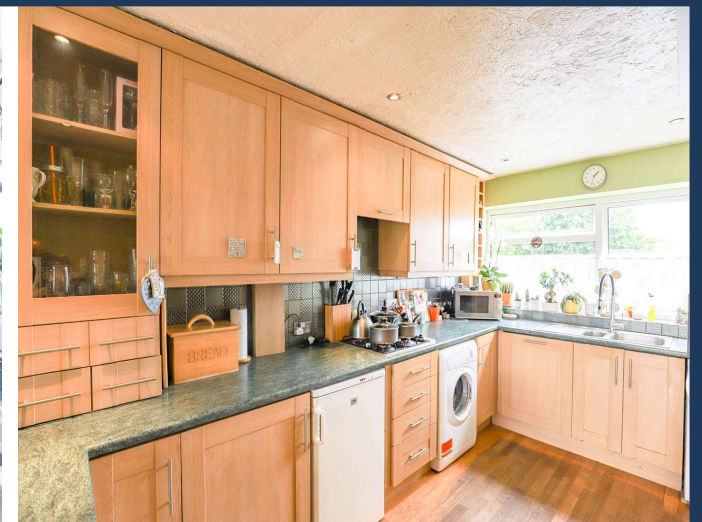
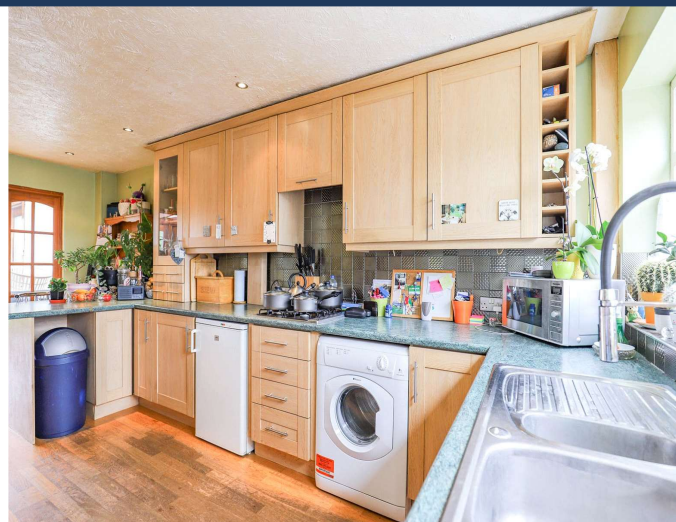
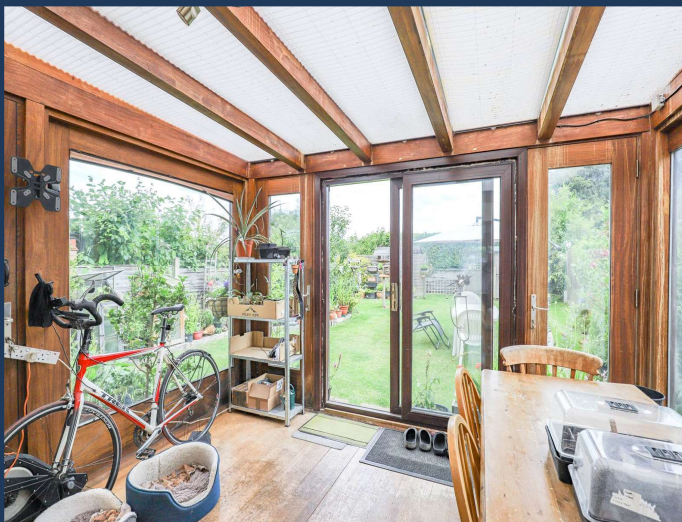
Situated within a quiet cul-de-sac and backing onto open fields is this spacious three-bedroom family home, offering a lovely private garden, parking for several vehicles and a half garage.

The ground floor offers three reception areas, which comprise of a sitting room, office and a conservatory, with two of the rooms opening into the delightful rear garden. There is also an open plan kitchen/breakfast room, whilst a guest cloakroom is located just off the hallway.

The first floor comprises of three double bedrooms, all of the bedrooms are served by a family bathroom.

Sandridge is a popular village on the fringe of St Albans close to open countryside including Heartwood Forest only a short walk away. The village itself enjoys a village store, and three country pubs. In close proximity you will find St Albans City Centre and Harpenden, both with strong rail links into London St Pancras and a wide variety of shopping and leisure facilities.

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







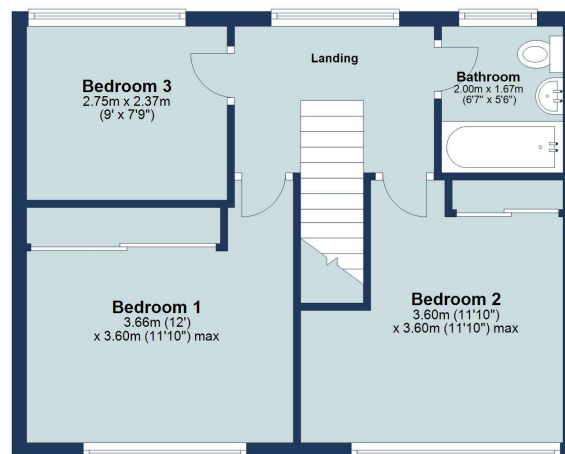
## Ground Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 105.4 sq. metres (1134.9 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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