



157 Sandridge Road

St Albans, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive four-bedroom semi-detached home with contemporary styling, in a popular St. Albans location

A stylishly appointed family home with light, airy accommodation, located in a desirable residential area. The property features attractive contemporary décor and fittings throughout, while outside there are west-facing gardens backing onto allotments, all situated within easy reach of the city centre and local transport connections.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS + WC



DRIVEWAY



GARDEN



FREEHOLD



CITY



1,365 SQ FT



**£1,250,000
GUIDE PRICE**

The property

157 Sandridge Road is an impressive semi-detached family home providing over 1,300 sq ft of attractive accommodation across two floors. The property has been extended to create flexible living space, including a bright open-plan area to the rear for relaxing and entertaining. The gardens extend beyond 100ft and feature a useful garden studio.

The ground floor entrance hall provides a splendid welcome with its wooden flooring and clean, neutral styling. A door opens from the hallway to the sitting room at the front of the ground floor, which features wooden parquet flooring, a woodburning stove, built-in storage and shelving and a bay window with plantation shutters. The room provides a peaceful and relaxing environment in which to spend time as a family. At the rear, the large open-plan kitchen

and dining room, with underfloor heating, offers more social, everyday living space, as well as options for entertaining. There is exposed brickwork, skylights overhead and sliding doors opening to the gardens at the rear, with the room providing ample space for both a seating area and a family dining table. The kitchen itself has sleek modern fitted units, a central island with a breakfast bar, plus integrated appliances by Siemens, which include a double oven and an induction hob with a recessed extractor fan.

Upstairs there are four well-presented double bedrooms, including the principal bedroom at the rear, which benefits from an en suite shower room. The family bathroom is also found on the first floor, with its over-bath shower.



Outside

At the front of the property, the block-paved driveway provides plenty of parking space for several vehicles. The garden is located mostly to the rear, with its west-facing aspect welcoming sunlight throughout the afternoons and into the summer evenings. It includes a patio area for al fresco dining, accessed directly via the kitchen and dining room's sliding doors. Beyond the patio there is an area of lawn, bordered by established shrubs and hedgerows, which extends to approximately 100ft, while at the end of the plot there is a peaceful green-roofed studio, which is ideal for home working, or for use as a gym or further reception room. The studio is timber-clad and features its covered deck, as well as sliding doors and a skylight, which welcome plenty of natural light.

Location

The property is set in a popular and convenient location within very easy reach of the mainline station with its fast through services via St Pancras International to the City (19 minutes) Gatwick and beyond. Road users enjoy easy access to the M1, M25

and the A1(M) and to the airports at Heathrow, Luton and Stansted. The City Centre with its wealth of amenities including shopping, leisure activities and excellent state and public schools is close at hand, as are the green spaces at Clarence Park, The Wick, Bernards Heath and Verulamium Park.



Distances

- St. Albans city centre 0.9 miles
- Harpenden 4.2 miles
- Hatfield 4.6 miles
- Hemel Hempstead 6.9 miles
- Welwyn Garden City 7.0 miles

Nearby Stations

- St. Albans City
- St. Albans Abbey

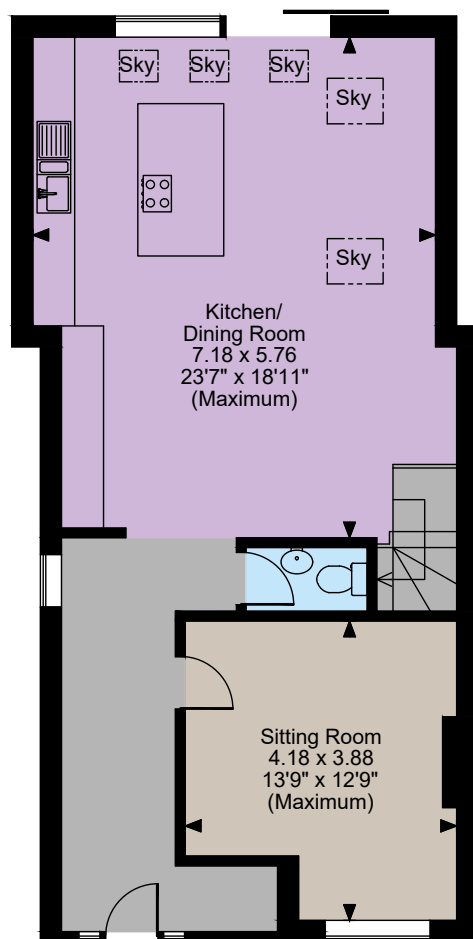
Key Locations

- Verulamium Park
- University of Hertfordshire (Hatfield)
- Knebworth House
- Whipsnade Zoo
- Chilterns National Landscape

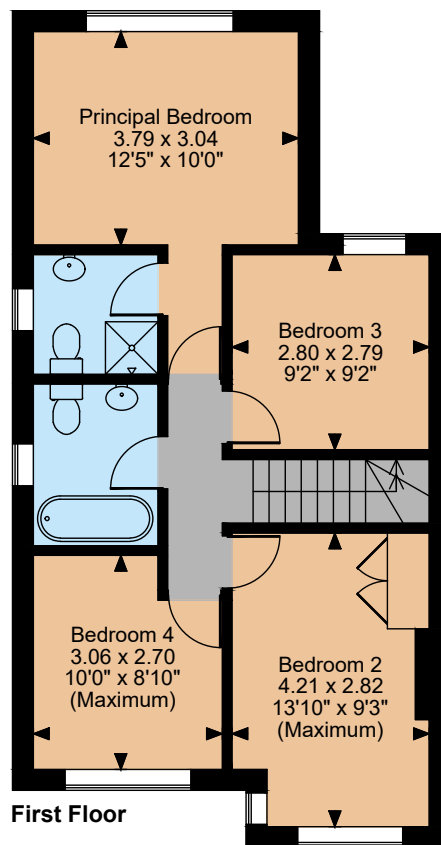
Nearby Schools

- Sandringham
- St Albans
- St Columba's College
- Loreto College
- Maple Primary School
- Verulam School
- St Albans High School for Girls
- St Alban & St Stephen Catholic Primary School & Nursery
- St. Albans Independent College
- Bernards Heath Infant and Nursery School
- Fleetville Junior School
- Fleetville Infant and Nursery School

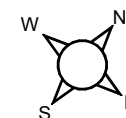
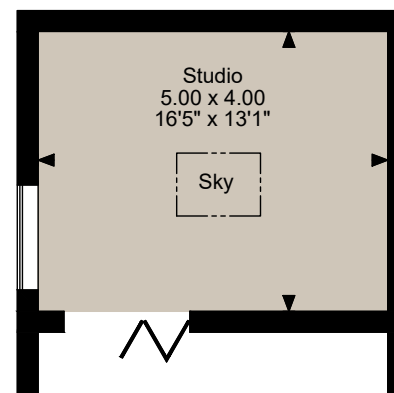




Ground Floor



First Floor



Floorplans

House internal area 1,365 sq ft (127 sq m)

Studio internal area 215 sq ft (20 sq m)

Total internal area 1,580 sq ft (147 sq m)

For identification purposes only.

Directions

AL1 4AH

what3words: ///legend.comical.cliff - brings you to the driveway

General

Local Authority: St Albans City and District Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Fixtures and Fittings: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

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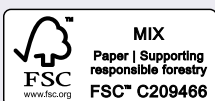
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