

61 Sandridge Road,  
St Albans



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& Parker

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**A beautifully presented newly built five-bedroom family home, with modern interiors and a stunning landscaped garden in a popular area of St Albans**

Built in 2022, this exceptional detached family home occupies a sought-after position on Sandridge Road, desirable for its proximity to the city centre, station, green spaces and good schools. Arranged over three floors, the property offers beautifully proportioned accommodation, finished to an exacting standard with stylish contemporary interiors, premium fittings and porcelain flooring with underfloor heating throughout the ground floor and bathrooms.

To the front, the sitting room features a bespoke media wall incorporating integrated cabinetry, with an inset television and a sleek linear gas fireplace, creating a cosy focal point with excellent storage.

To the rear, the stunning open-plan kitchen, dining and family room is designed with both everyday living and entertaining in mind. This impressive space is filled with natural light and enjoys two sets of bi-fold doors opening directly onto the gardens. The kitchen features contemporary cabinetry, quartz work surfaces and a full range of integrated appliances, including double ovens, a fridge/freezer and a dishwasher. The substantial central island provides an induction hob, additional preparation space and informal seating. The distinct dining and family areas create a highly versatile environment with fitted cabinetry and a recessed media wall enhancing the layout. An adjacent utility room provides laundry facilities and internal access to the garage, while a cloakroom completes the ground floor.

Upstairs, the luxurious principal suite features a fully fitted dressing room and a beautifully appointed en suite bathroom with a separate bath, walk-in shower and twin basins. Two further double bedrooms, both with fitted storage, are served by a stylish family bath/shower room. The second floor offers exceptionally versatile accommodation, comprising two generous double bedrooms, each with its own en suite shower room, together with a separate office positioned between them.



This floor is ideal for guests, or older children, while the dedicated office provides an excellent space for home working or study.

Set back from the road behind a lawned frontage, a generous gravel driveway provides ample parking and access to the integral garage. It includes low-maintenance plantings and is enclosed by smart contemporary-style fencing, all complementing the home's façade.

The rear garden is a particular highlight, having been thoughtfully landscaped to create a series of elegant outdoor spaces. Fully enclosed by fencing, it features a patio adjoining the house, together with two further seating areas, including a dedicated space for al fresco dining. Gravel pathways and structured planting of lavender, twisted bay trees and ornamental shrubs provide year-round interest, while a spherical water feature creates an attractive focal point. To one side there is a lawned area and to the rear, pleached portuguese laurel, enhance both privacy and greenery. The result is a stylish, low-maintenance garden ideally suited to entertaining and family life.

**Location**

The property is set in a popular, family friendly location, moments from Bernards Heath and woodland. 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 and Verulamium Park. The home is also within very easy reach of the mainline station (1.3 miles) 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.

Postcode region: AL1

**General**

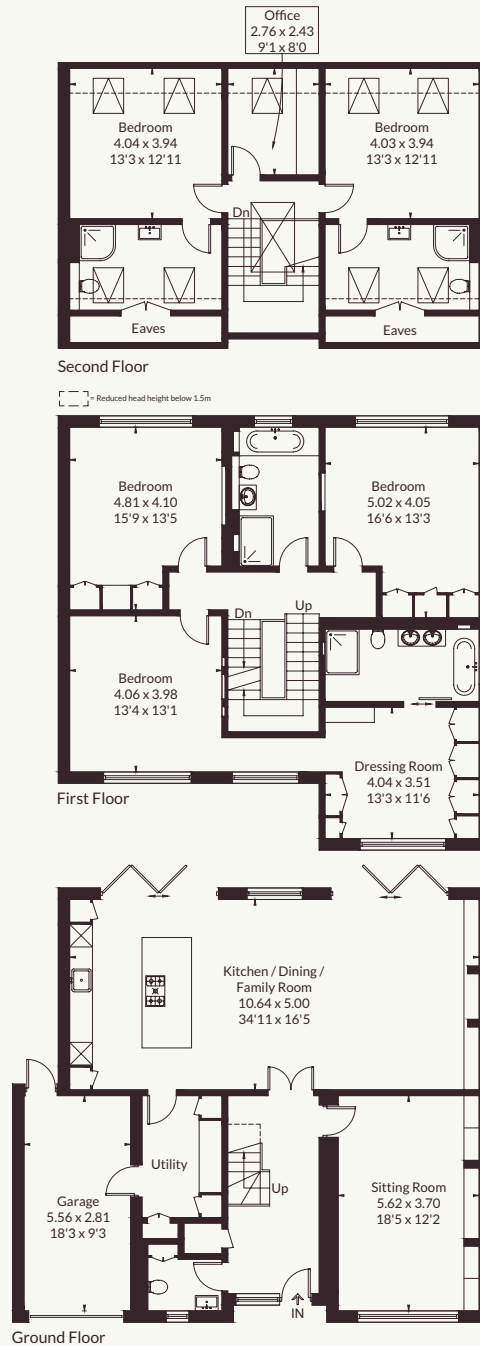
Local Authority: St Albans City and District Council  
 Services: Mains electricity, drainage and water. Gas-fired central heating.  
 Council Tax: Band G  
 EPC Rating: B  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**3.190 sq ft (296.4 sq m)**  
**Five bedrooms**  
**Contemporary family home**  
**Landscaped rear garden**  
**Garage and driveway parking**  
**Freehold | Residential**

**Guide price £2,500,000**



Approximate Floor Area = 296.4 sq m / 3190 sq ft  
(Including Garage / Excluding Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109935

## Strutt & Parker St Albans

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