



158 St. Albans Road, Sandridge - AL4 9LP

St. Albans

Guide Price £1,150,000



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Sandridge, St. Albans

At the heart of the home lies the stunning kitchen and family room, recently extended and finished to an exceptional standard. A striking island with breakfast bar forms the centrepiece, while two impressive lantern windows flood the space with natural light, creating a perfect setting for gatherings or quiet evenings alike. The ground floor also features a bright and welcoming entrance hall, a practical utility room, and a versatile front reception that can serve as a study, TV room, or snug—tailored to suit your lifestyle.

Upstairs, the principal bedroom boasts a sleek en-suite shower room, designed with both style and function in mind. Three additional bedrooms and a luxurious family bathroom, complete with a freestanding bath, provide ample space for the family. Thoughtful touches, including fitted storage on the landing, add to the sense of convenience and considered design.

Beyond the interiors, the property offers a large west-facing garden—perfect for enjoying afternoon sun. Nestled at the end, a fully powered and lit garden studio provides an ideal solution for home working, creative projects, or a private retreat. To the front, off-street parking accommodates several vehicles with ease.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

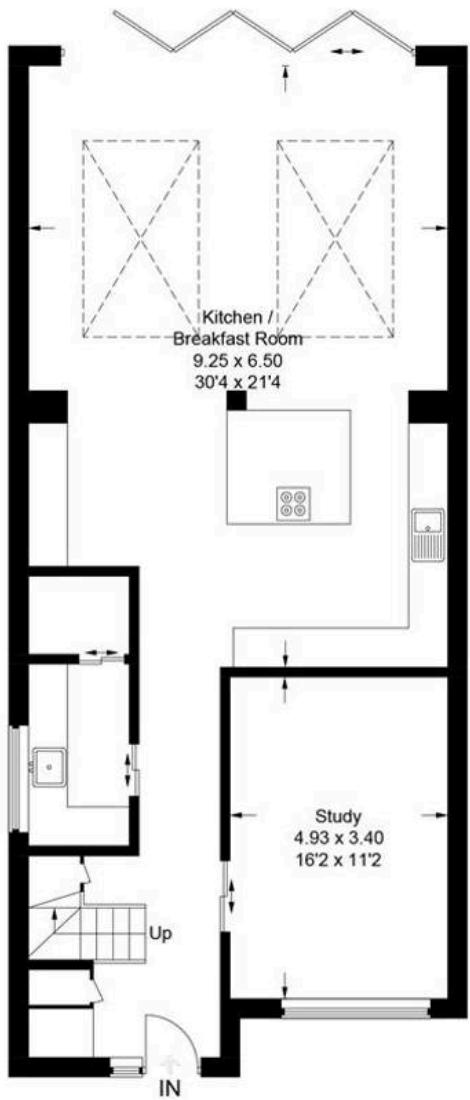
EPC Environmental Impact Rating: D



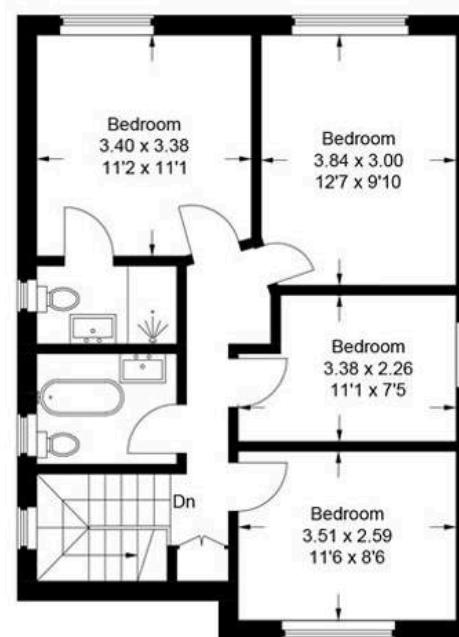




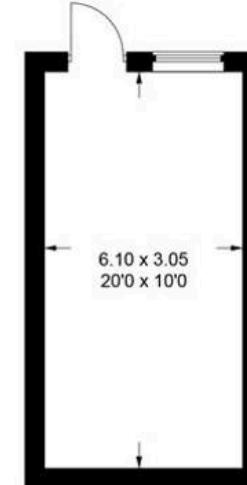
Approximate Gross Internal Area
 Ground Floor = 96.2 sq m / 1,035 sq ft
 First Floor = 56.2 sq m / 605 sq ft
 Outbuilding = 18.7 sq m / 201 sq ft
 Total = 171.1 sq m / 1,841 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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