159a St Albans Road, Sandridge, St Albans, AL4 9LN

£725,000
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A larger than average three bedroom DETACHED bungalow with OFF-ROAD PARKING and a large rear garden in close proximity to local outstanding schools. This property benefits from a large lounge/diner, separate W.C, integral GARAGE, kitchen, three bedrooms and a family bathroom.

Externally, there is off road parking for several cars and access to a garage to the front. To the rear is a large garden that is mainly laid to lawn.

St Albans Road is located within walking distance of highly-regarded schools including Wheatfields Infant School, Sandringham Secondary School and Stags. The main city centre with its wide range of shopping and leisure facilities is a short drive away and St Albans City station is approximately 1.8 miles away.
ACCOMMODATION

Entrance
Front door to entrance hall.

Entrance Hall
Doors to kitchen, W.C, boiler cupboard and living room/dining room, radiator.

Kitchen
10’4 x 10’11 (3.15m x 3.33m)
Roll top work surfaces with wall and base units, stainless steel sink unit, space for washing machine, oven with extractor hood, built-in fridge, radiator, ceramic tiled flooring, splash back tiling, double glazed window to front, spotlights.

W.C
Frosted double glazed window to front, ceramic tiled flooring, low level toilet, unit mounted hand basin, extractor fan, radiator.

Lounge/Dining Room
16’5 x 21’4 (5.00m x 6.50m)
Double glazed window to rear, patio door to garden, two radiators, feature fireplace, door to inner hallway, door to integral garage, loft hatch.

Inner Hallway
Radiator, two double glazed windows to side, doors to bedroom one, bedroom two, bedroom three and family bathroom.

Family Bathroom
Ceramic tiled flooring, splash back tiling, side panel bath with shower attachment, pedestal hand basin, low level toilet, extractor fan, walk-in glass shower cubicle, shaving point.

Bedroom One
10’4 x 15’1 (3.15m x 4.60m)
Double glazed window to side, radiator.

Bedroom Two
10’7 x 11’4 (3.23m x 3.45m)
Double glazed window to side, radiator.

Bedroom Three
8’7 x 10’11 (2.62m x 3.33m)
Double glazed window to side, radiator.

EXTERIOR

Front Garden
Driveway for two cars and door to garage, side access to rear garden.

Rear Garden
Patio area leading to lawn, brick wall to left boundary and timber panel fence to the right border, shed.

Integral Garage
Up and over door, power and light.

Viewing Information
BY APPOINTMENT ONLY THROUGH BRADFORD AND HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating
The environmental impact rating is a measure of a home’s impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.
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