

HEARTWOOD
HOMES

Sandridge Road, St. Albans, AL1 4AP

Offers Over £650,000

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Set within the Bernards Heath Conservation Area, this beautifully refurbished period home enjoys a lovely outlook over the Heath and a wonderfully convenient setting for everyday life.

There is a real sense of community here, with a well-regarded infant school along the road, a handy corner shop and post office nearby, and a friendly coffee shop overlooking the Heath, all within an easy stroll. St Albans city centre is also close by, giving you a great choice of independent shops, restaurants, pubs and cafes, while the mainline station provides fast and direct links into London.

Inside, the house has been thoughtfully extended and refurbished to create a bright, stylish and flexible home. The welcoming living/dining room provides a comfortable space to relax and entertain, leading through to the real heart of the house, a superb open-plan kitchen, dining and sitting area.

The rear extension has a wonderful feeling of space, with a vaulted ceiling and two skylights bringing plenty of natural light into the room. The kitchen is finished with ample fitted storage and quartz worktops, while modern bi-fold doors open directly onto the garden, making it a fantastic space for everyday family life or relaxed summer gatherings.

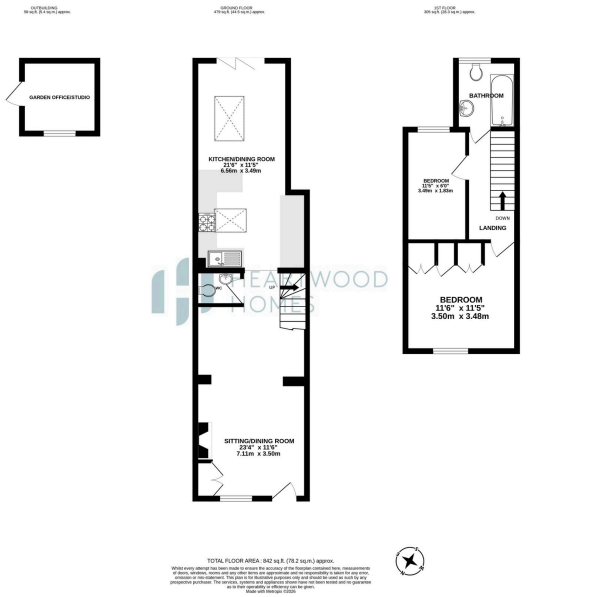
Upstairs are two generous bedrooms and a beautifully finished family bathroom, providing comfortable and well-proportioned accommodation.

Outside, the good-sized rear garden has been well cared for and features a large sunny patio, perfect for outdoor dining and enjoying the warmer months. At the far end is a spacious garden office/studio, currently offering a useful combination of workspace and storage, but equally suited as a hobby room or somewhere to escape and unwind.

A beautifully finished home in a fantastic St Albans setting, combining period character, modern living and the everyday convenience of

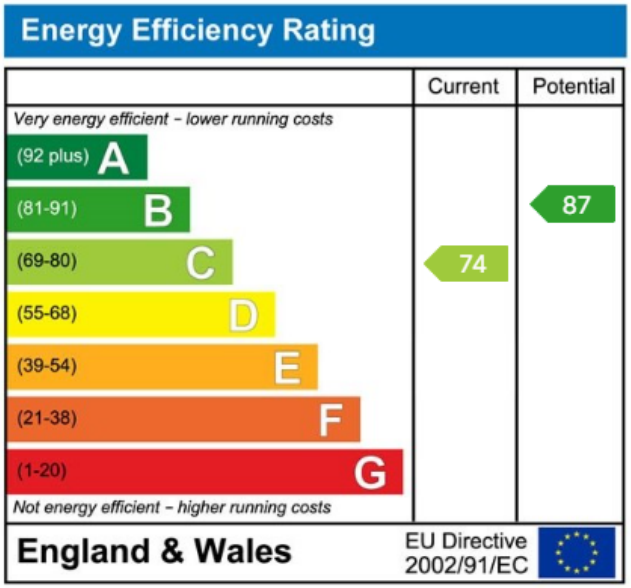






- Beautifully refurbished period home in the Bernards Heath Conservation Area
- Thoughtfully extended to create bright and flexible living space
- Two skylights and bi-fold doors bring plenty of natural light into the rear extension
- Good-sized rear garden with a large sunny patio for outdoor entertaining
- Excellent location for local amenities, schools, St Albans city centre and fast London rail links
- Two generous bedrooms and a stylish modern family bathroom
- Welcoming living/dining room with plenty of character
- Stunning open-plan kitchen, dining and sitting area with vaulted ceiling
- Lovely views and outlook over Bernards Heath
- EPC Grade C





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