



St Leonards Crescent, Sandridge, St Albans,
AL4 9EQ

Price £525,000



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An extremely spacious three bedroom semi-detached family home situated at one end of a secluded crescent. The property enjoys a wealth of living accommodation to include kitchen/diner, spacious reception room, utility room and study, together with the benefit of an upstairs bathroom, downstairs shower room, off-road parking, front and back gardens.

Sandridge is a popular village on the fringe of St Albans and the village centre benefits from three country style pubs and a general convenience store. St Albans and Harpenden are the two closest towns, both with extensive shopping and leisure facilities and mainline stations into London St Pancras.



ACCOMMODATION

Entrance
Front door to:

Entrance Hall
Window to side, cloaks cupboard, doors to kitchen and living room.

Living Room 22'2 x 11'6 (6.76m x 3.51m)
Windows to front, chimney breast, radiator.

Kitchen / Diner 18'9 (max) x 11'11 (max) (5.72m (max) x 0.28m (max))
Laminate flooring throughout with doors from hallway, living room and internal hallway, double glazed sliding doors from dining area, range of wall and base units, laminate worktops, integral gas hob and electric cooker, space for dishwasher and small fridge. There is a sink with drain off area and under-stairs storage cupboard.

Inner Hallway

Shower Room
Wash hand basin, low level WC, shower cubicle, heated towel rail, tiled floor.

Study 13'7 x 8'2 (4.14m x 2.49m)
Window to front, radiator.

Utility Room 9'1 x 7'3 (2.77m x 2.21m)
Window to side, double doors to rear, laminate worktops, space for washing machine, space for dishwasher, space for fridge/freezer, tiled flooring.

FIRST FLOOR

Landing

Bedroom One 14'8 x 9'11 (4.47m x 3.02m)
Dual window to front, built-in storage shelves, radiator.

Bedroom Two 10'4 x 9'11 (3.15m x 3.02m)
Window to front, storage cupboard, radiator.

Bedroom Three 11'8 x 11'2 (3.56m x 3.40m)
Dual window to rear, storage cupboard, radiator.

Bathroom
Window to rear, white suite comprising panel bath, low level WC, wash hand basin, heated towel rail, lino flooring.

EXTERIOR

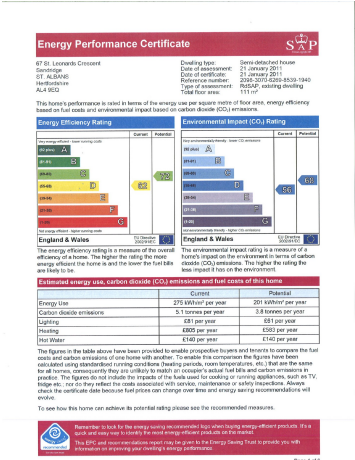
Front
Parking and flower beds.



Rear Garden
Circular area laid to lawn, shrubs and plants, crazy paved patio area.

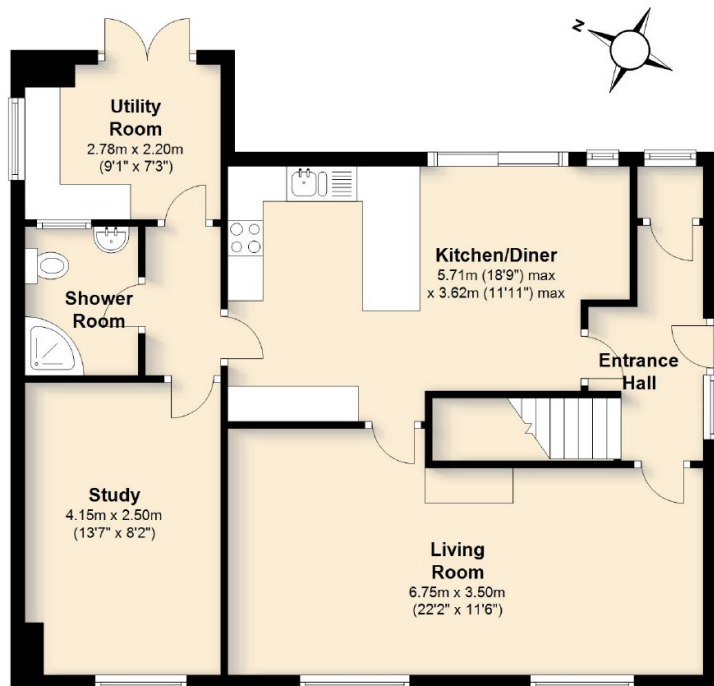
Viewing Information
BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

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.



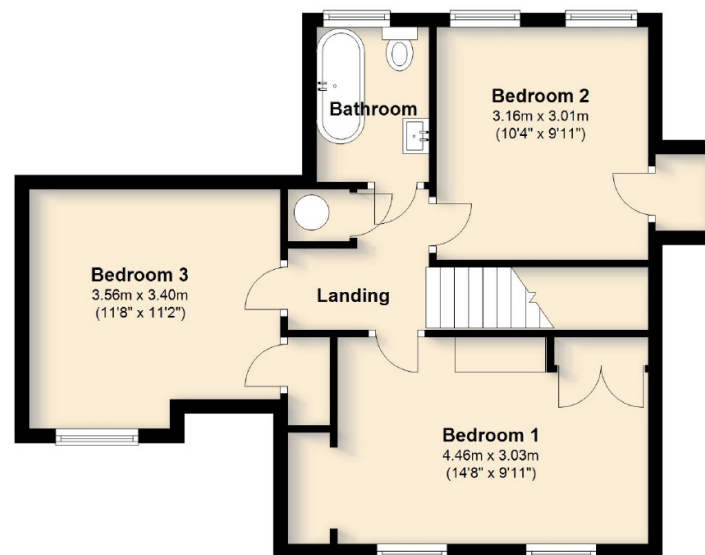
Ground Floor

Approx. 72.3 sq. metres (778.0 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 121.6 sq. metres (1309.3 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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