Cassidy & Tate
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Sandpit Lane, St Albans, Hertfordshire, AL1 4EY

Guide price £2,000,000

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It is hard to find a home that has location, is comfortable and that has a functional, flexible and spacious floorplan, let alone one that has all the fore mentioned, plus a superb annexe. This six double bedroom, five reception and five bathroom family home offers many opportunities. It has an adaptable layout that will suit a wide array of buyers from those looking for a spacious family home, space for a teenager's retreat or those looking to keep their loved ones living very close to them but in their own living space. The property is arranged over two levels with a floorplan measuring over 3,400sq ft. Beautifully presented living accommodation comprises of a large entrance hall, a family room, a superb open plan modern kitchen/breakfast room will be the centre of many family gatherings with a dining area located right alongside whilst the living room with feature log burner will be the cosy comfortable room to relax. Also on the ground floor is a bedroom with en-suite, a downstairs cloakroom, study and a utility room. The first floor accommodates four double bedrooms, en-suites to the principal bedroom which also has a dressing room and bedroom two. The luxury family bathroom serves the additional two bedrooms. The annexe has its own front door and comprises of beautiful bright and airy living accommodation to include a fitted kitchen, living area, double bedroom and a luxury shower room. Externally is an attractive landscaped entertainers rear garden, whilst to the front a gated entrance provides privacy and a gravelled driveway allows for off road parking for several vehicles. Sandpit Lane is not only conveniently located for highly acclaimed good local schools but also for the excellent amenities at the Quadrant Parade. For the commuter, the mainline railway station, linking St. Albans to London, St. Pancras is approx. one mile away.

Introduction

Accommodation comprises: Entrance Hall, Study, Family Room, Living Room, Kitchen/ Breakfast Room, Dining Area, Five Double Bedrooms, Four Bathrooms, Self Contained Annex, Kitchen/Living/Dining Room, Shower Room, Bedroom, Landscaped Rear Garden & Off Street Parking.

Ground Floor Accommodation

Entrance Hall

Door to front aspect. Wood flooring. Radiator. Double glazed window to front rear aspect.

Cloakroom

Suite comprises: Wash hand basin. Low level WC. Double glazed window to front aspect.

Study

Double glazed window to front aspect. Wood flooring. Radiator.

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GUEST LIST

Living Room

Double glazed window to front aspect. Wood flooring. Radiator. Feature fire place with inserted log burner. Double French glass doors leading from hall.

Family Room

Double glazed window to rear aspect. Carpet. Radiator.

Kitchen/Breakfast Room

Open plan modern kitchen/breakfast and dining area. Wall and base units with wooden work tops. Free range cooker. Extractor. Sink. Integrated fridge/freezer, microwave, dishwasher and wine cooler. Breakfast bar with work tops and units below. Feature vaulted ceiling with skylight windows. Large floor to ceiling sliding glass patio doors. Pantry.

Dining Area

Double glazed feature window to rear aspect. Wood flooring. Radiator.

Utility Room

Wall and base units with wooden work tops. Sink and drainer. Heating system. Tiled flooring. Double glazed window and door to side aspect.

Bedroom Five

Double glazed window to front aspect. Wood flooring. Radiator. Two double built in wardrobes.

En-Suite

Suite comprises: Wash hand basin. Low level WC. Shower cubicle. Wall tiles. Tiled flooring.

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Annex

Open Plan Kitchen/Living/Dining Room
Fitted wall and base units with wooden work tops. Sink with drainer. Free standing oven. Integrated dishwasher. Door to front aspect. Wood flooring. Double glazed window to front aspect. Feature vaulted ceilings with skylights. Radiators.

Shower Room
Suite comprises: Wash hand basin. Low level WC. Shower cubicle. Wood flooring. Skylight.

Annex Bedroom
Double glazed windows to rear and side. Double glazed patio doors to rear aspect. Wood flooring. Radiator. Skylights.

First Floor Accommodation

Landing
Stairs from reception lobby. Carpet.

Principal Bedroom
Double glazed window to rear aspect. Carpet. Radiator.

Dressing Room
Bespoke fitted bedroom furniture. Carpet. Radiator.

En-Suite
Suite comprises: Wash hand basin. Low level WC. Walk in shower cubicle. Fully tiled. Radiator.

Bedroom Two
Double glazed window to front and rear aspect. Wood flooring. Radiator.

En-Suite

Suite comprises: Wash hand basin. Low level WC. Walk in shower cubicle. Fully tiled. Radiator.

Bedroom Three

Double glazed window to rear aspect. Carpet. Radiator.

Bedroom Four

Double glazed window to front aspect. Wood flooring. Fitted furniture. Radiator.

Bathroom

Suite comprises: Wash hand basin. Low level WC. Oval free standing bath with mixer taps. Wood flooring. Double glazed window to rear aspect.

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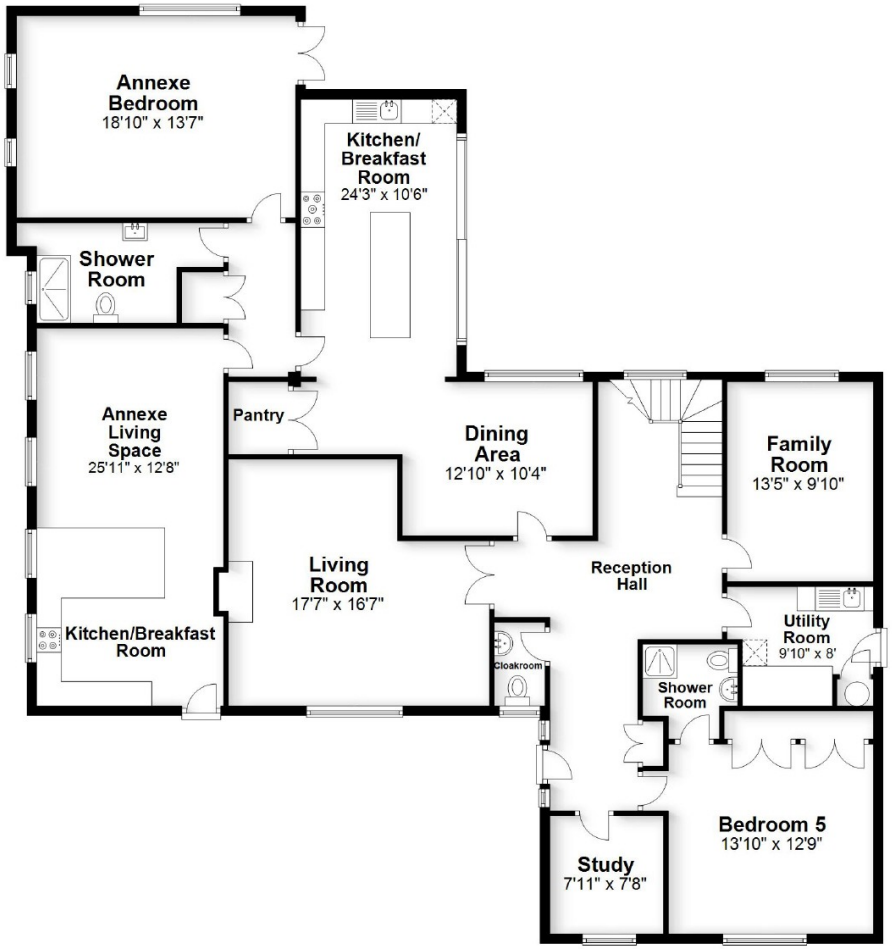
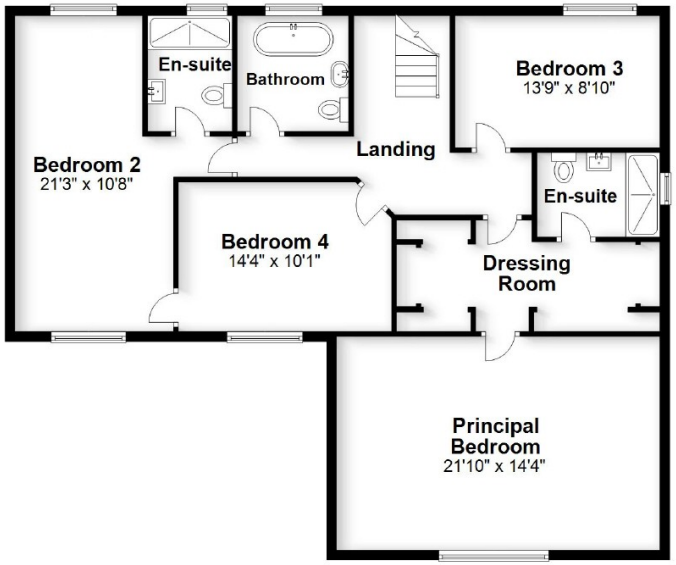
Ground Floor

Approx. 2224.6 sq. feet



First Floor

Approx. 1242.0 sq. feet



Total area: approx. 3466.6 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Exterior

Rear Garden
Landscaped low maintenance rear garden. Slate style paving with built in seating area. Fully enclosed.

Front Garden & Parking
Electric operated front wooden gates. Gravel driveway suitable for several cars.

Energy Performance Certificate:

Disclaimer
Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating
St. Albans District Council

Council Tax Band
G

Council Tax Charge
£3067

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