

Sandpit Lane, St Albans, Herts, AL4



Offered for sale CHAIN FREE and with PLANNING PERMISSION for a LARGE EXTENSION already passed! This three bedroom FAMILY HOME is located within this VERY SOUGHT AFTER location, also boasting of a LARGE GARDEN, own driveway and garage. Planning Ref: 5/2023/0128

- Lounge/Diner
- Kitchen/Breakfast Room
- Guest Cloakroom
- Three Bedrooms

- Bathroom
- P/p Passed
- Large Garden
- CHAIN FREE

£750,000 - Freehold

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Accommodation Comprises

Entrance Hall

Guest Cloakroom

Lounge/Diner 24'5" x 11'2" (7.44m x 3.40m)

Kitchen/Breakfast Room 10'9" x 9'10" (3.28m x 3.00m)

Stairs To First Floor

Landing

Bedroom One 14'1" x 10'1" (4.29m x 3.07m)

Bedroom Two 10'8" x 9'10" (3.25m x 3.00m)

Bedroom Three 9'3" x 7'7" (2.82m x 2.31m)

Bathroom

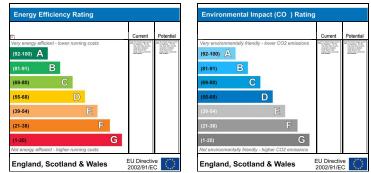
Exterior

Rear Garden

Garage & Driveway







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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or

limitations.

(1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.

(6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.