



Sandpit Lane, St Albans, Hertfordshire, AL4 0BT

**HERTS**  
**HOMES**



## Guide Price £895,000 Freehold

A very well presented EXTENDED FOUR DOUBLE BEDROOM semi detached house in the highly sought after MARSHALSWICK area, close to OUTSTANDING SCHOOLS and extensive local amenities.

The property has recently benefitted from a significant programme of modernisation but still has excellent scope to reconfigure or further extend to suit a wide variety of buyers. The accommodation comprises: Entrance porch, hallway, cloakroom WC, kitchen/diner with grey gloss units, additional dining area, lounge area, separate study/snug, four double bedrooms and modern family bathroom.

Outside there is OFF ROAD PARKING for several cars, a GARAGE, and lovely mature gardens with large rear terrace and lawns.

THIS REALLY IS A MUST-SEE PROPERTY BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Tenure: FREEHOLD







Energy performance certificate (EPC)		
215, Sandpit Lane ST ALBANS AL4 0BT	Energy rating	Valid until: 21 October 2029
	<b>C</b>	Certificate number: 9866-2879-7801-9321-8141

Property type	Semi-detached house
Total floor area	122 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

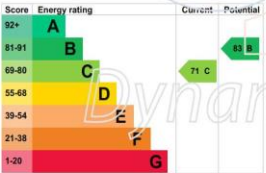
[See how to improve this property's energy efficiency.](#)

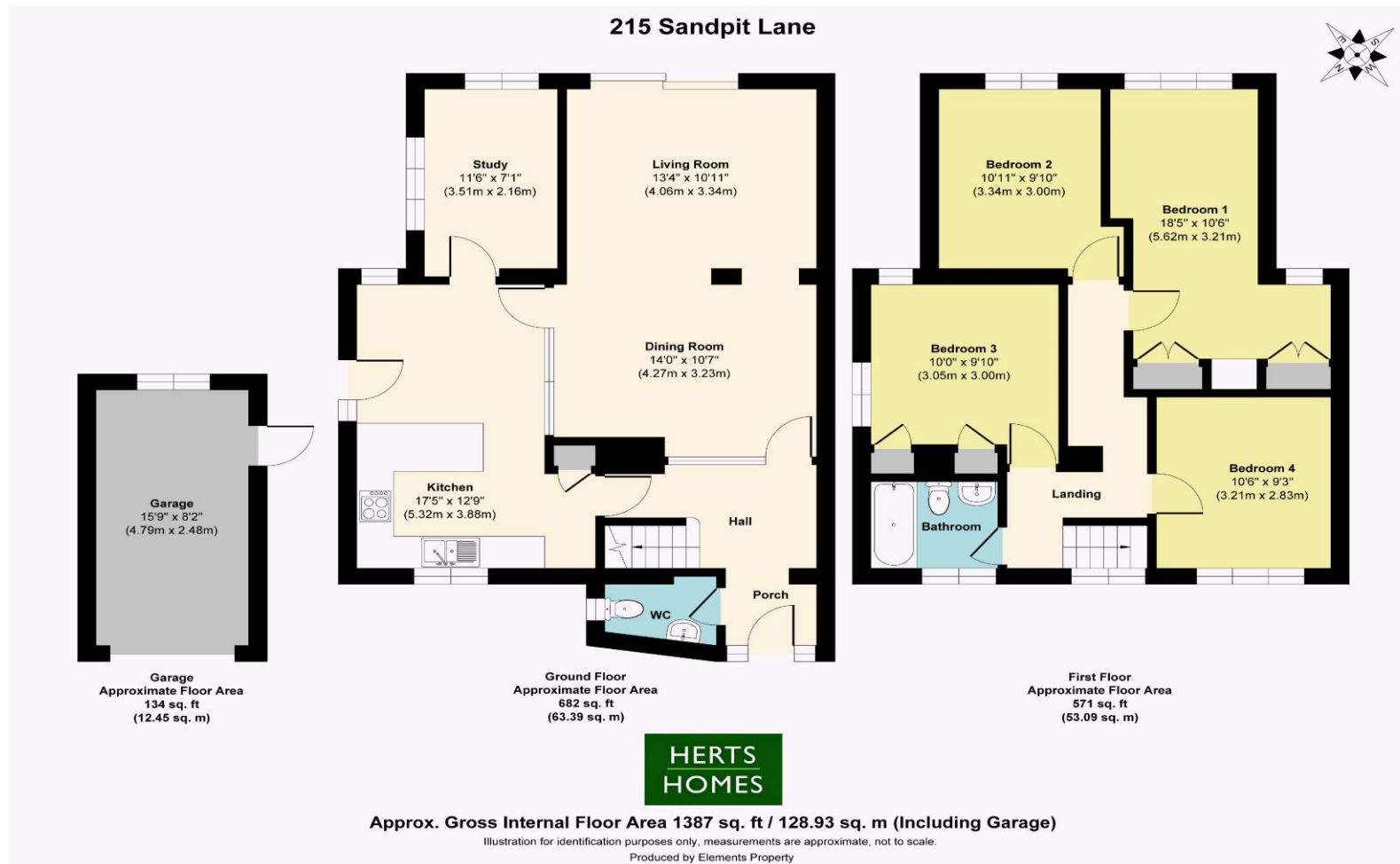
The graph shows this property's current and potential energy / rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### St Albans

Arquen House, 4-6 Spicer Street,  
St Albans, Hertfordshire, AL3 4PQ  
T: 01727 809510  
E: sales@herts-homes.co.uk

#### Welwyn Garden City

Arquen House, 4-6 Spicer Street,  
St Albans, Hertfordshire, AL3 4PQ  
T: 01707 817540  
E: sales@herts-homes.co.uk

[www.herts-homes.co.uk](http://www.herts-homes.co.uk)

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