



## House Lane

St. Albans, AL4 9ET

**£475,000**



Two Double Bedroom Character Cottage – Sandridge, St Albans

Located in the sought-after village of Sandridge, this charming and well-presented two double bedroom cottage is situated on House Lane, offering a blend of period character and modern living.

The accommodation comprises a welcoming lounge, separate dining room, and a modern fitted kitchen. A contemporary downstairs shower room adds convenience, while upstairs features two well-proportioned double bedrooms.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and relaxation.

Further features include a recently installed gas boiler and character sash-style double glazed windows, enhancing both comfort and efficiency while retaining the cottage's charm.

An ideal home for first-time buyers, downsizers, or those seeking a character property in a popular village location with easy access to St Albans.

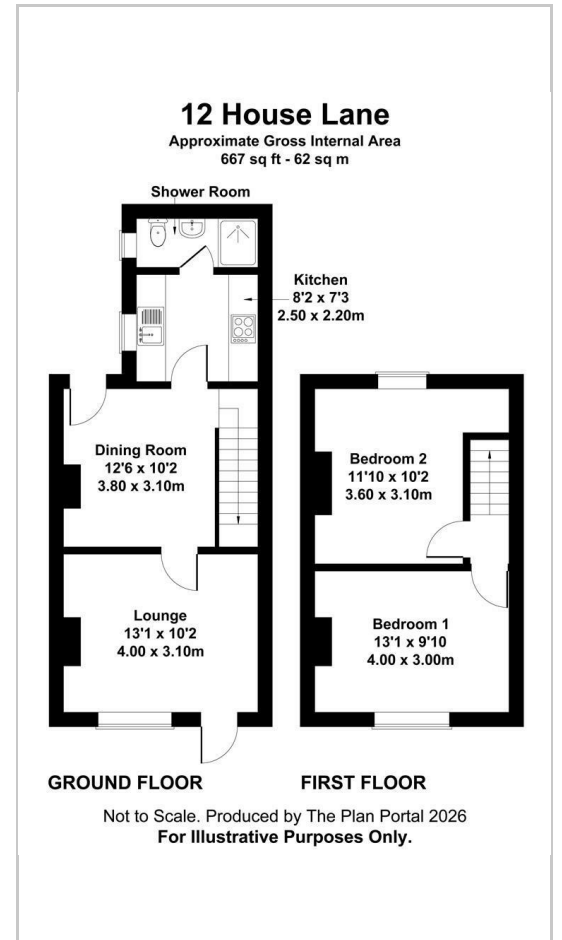




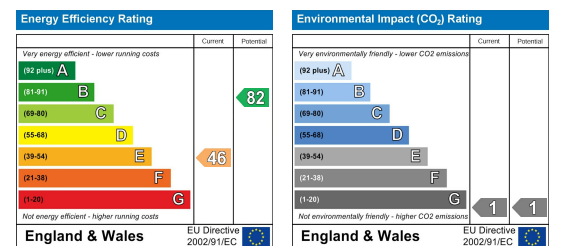
## Area Map



## Floor Plans



## Energy Efficiency Graph



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