

 2 Bedrooms

 1 Bathroom

 1 Reception

 85ft

 Garage

Freehold

Council Tax Band:  
D £2,431.33 (2026/2027)

Local Authority:  
St Albans City & District Council



Charming Grade II listed 2-bed cottage in Sandridge with no onward chain, integral garage, 85ft garden and excellent potential to modernise.

### Description

A charming Grade II listed two-bedroom period cottage in the heart of Sandridge village, offered with no onward chain. Ideal for buyers wanting to modernise, this home features an integral garage and an 85ft rear garden. The dual-aspect living room is bright with front and side views, while the rear hosts a spacious kitchen/dining room with fitted units and garden views. A utility room leads to the garden, a ground floor WC, and the garage. Upstairs are two well-proportioned bedrooms and a family bathroom with a walk-in bath, shower cubicle, wash basin, and WC. The principal bedroom overlooks the rear garden, and the second bedroom faces the front. Outside, the 85ft garden includes a patio, lawn, mature trees, and storage sheds, offering a tranquil retreat. Located on Sandridge High Street, the property grants access to village amenities such as Heartwood Café, local shops, and pubs. St Albans city centre, with shopping and mainline links to London, is nearby.

### Location

Sandridge is a highly sought-after Hertfordshire village offering a welcoming community, popular pubs, Heartwood Café, local shops and well-regarded schooling. The property is within walking distance of the beautiful Heartwood Forest.

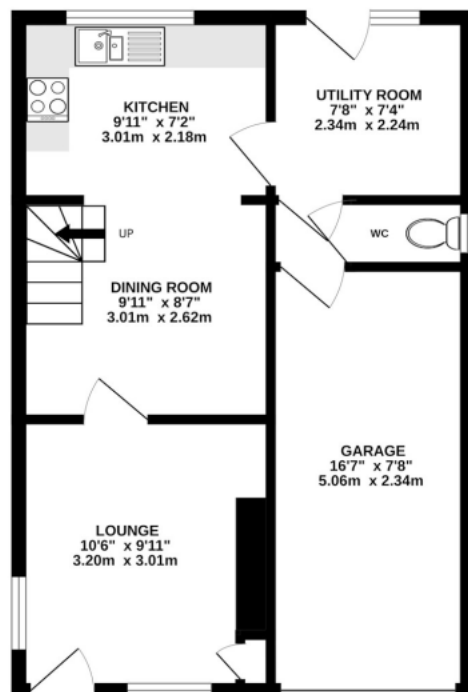


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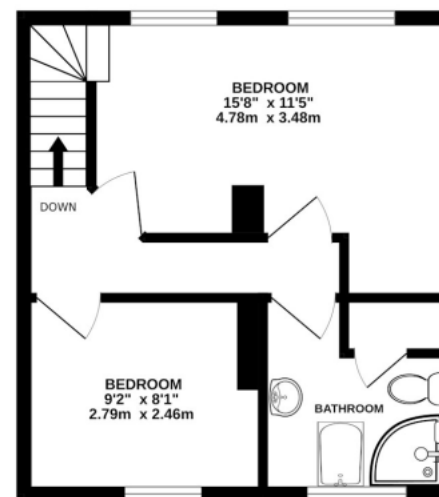




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.