



EXCITING OPPORTUNITY to purchase this **CHAIN FREE** property, which is in the process of having a **FULL REFURBISHMENT**. With useful **OUTBUILDINGS** and lovely **LENGTHY LAWNED GARDEN**.

Set in a **POPULAR RESIDENTIAL ROAD** in the heart of **SANDRIDGE VILLAGE**. A short stroll to the picturesque high street, with its fabulous independent shops and lovely local pubs.

Offers Over: £650,000

This newly modernised home is being updated to the highest standards. It is set to include a new kitchen layout, with a spacious open plan kitchen dining room, with large windows which perfectly pictures the lovely lawned garden.

There is also a separate reception room: a handy entrance lobby and a wide and welcoming entrance hallway on this floor.

On the first floor, there are three good-sized bedrooms and a family bathroom with separate W.C.

Externally there is a substantial rear garden that is approximately fifty feet in length.

There are also lovely gardens to the front and side, and there is room to extend to the size, subject to planning permission.

This is a fabulous opportunity to own a newly refurbished home in a beautiful Hertfordshire village.



GROUND FLOOR

Porch

Entrance Hall

Living Room 3.88m x 3.82m (12'9" x 12'6").

Kitchen 2.93m x 2.57m (9'7" x 8'5").

Dining Room 2.84m x 2.70m (9'4" x 8'10").

FIRST FLOOR

Bedroom 1 3.88m x 2.56m (12'9" x 8'5").

Bedroom 2 3.18m x 2.84m (10'5" x 9'4").

Bedroom 3 3.07m x 2.41m (10'1" x 7'11").

Bathroom

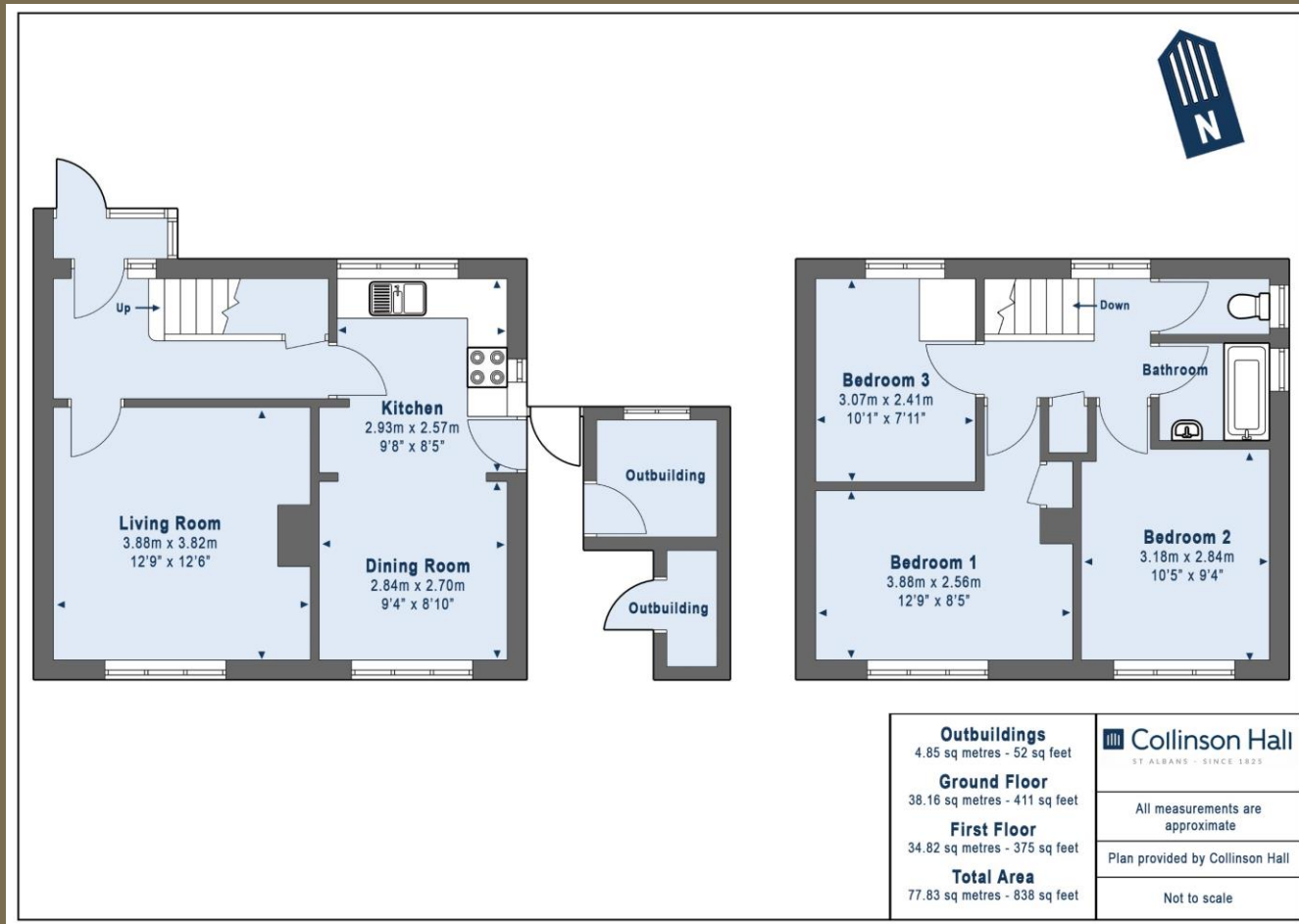
Cloakroom

OUTSIDE

Outbuilding 1

Outbuilding 2





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.

