

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

THE RIDGEWAY  
ST ALBANS  
AL4 9NU

£725,000

EPC Rating: G Council Tax Band: E



# All The Ingredients Needed For A Fabulous Lifestyle

An original three bedroom Nash' semi-detached property, positioned in the heart of the sought after Marshalswick area of St. Albans, close to excellent amenities and within the catchment of highly acclaimed primary and secondary schools. This un-extended home requires modernisation throughout but possesses exceptional potential to remodel or extend further than the original layout, enabling the new owner to create a home of their own requirements and design, subject to obtaining the relevant planning consents. As is, the property comprises of an entrance porch, entrance hall, living room with open arch into the dining room and kitchen on the ground floor. Upstairs are two double bedrooms, a third good sized bedroom and a family bathroom. A particular feature of this property is the large rear garden which is privately enclosed by mature hedge boundaries, trees and mature shrubs and plants. There is also a patio area, garden shed, greenhouse and a summer house. To the front of the property is a small area of lawn with flower bed borders and a driveway providing off road parking which in turn leads to the detached, brick built garage positioned to the side of the property. The Ridgeway is an enviable address for families and professionals alike, as it is a short distance to the city centre itself with its extensive shopping and leisure facilities, the mainline railway station linking St. Albans to London, St Pancras and is also conveniently close to the surrounding towns and villages, plus the nearby motorway networks including the A1(M) and M1. The Marshalswick area is populated with excellent schools which over the years have been awarded outstanding' by OFSTED.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

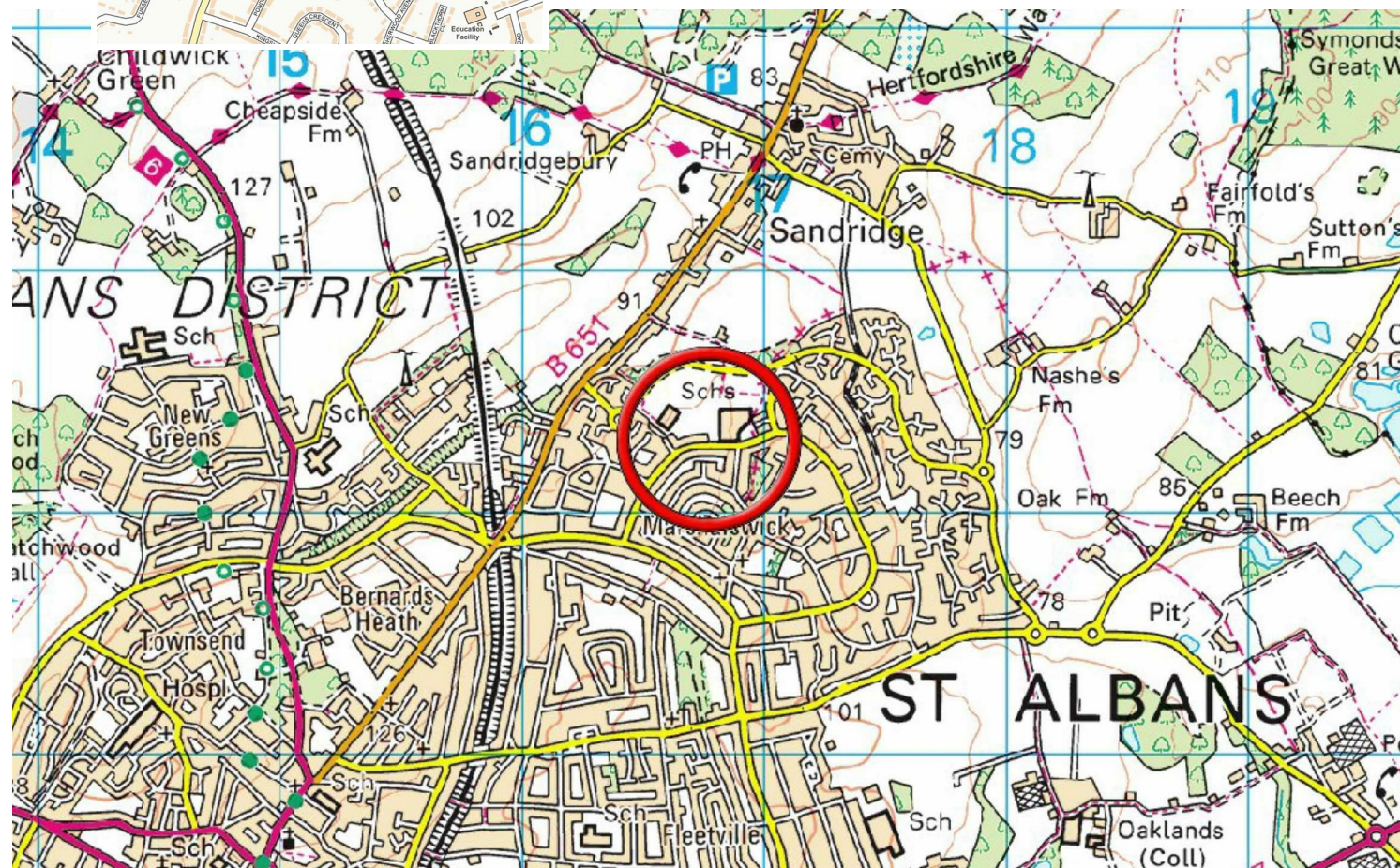
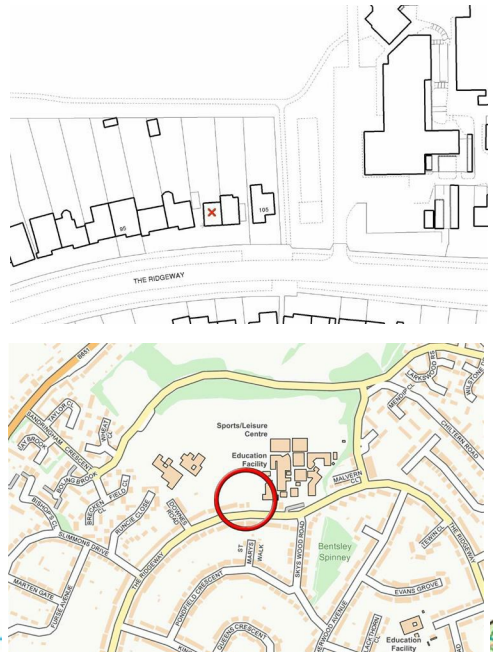
## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

## Specialists in Bespoke Properties

- Unextended Nash Semi
- Potential Subject to Planning
- Three Bedrooms
- Large Rear Garden
- Requires Updating
- Close to Sandringham School
- Two Reception Areas
- Backs Open Fields

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



