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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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SANDPIT LANE  
ST ALBANS  
AL1 4EY

Price Guide £1,700,000

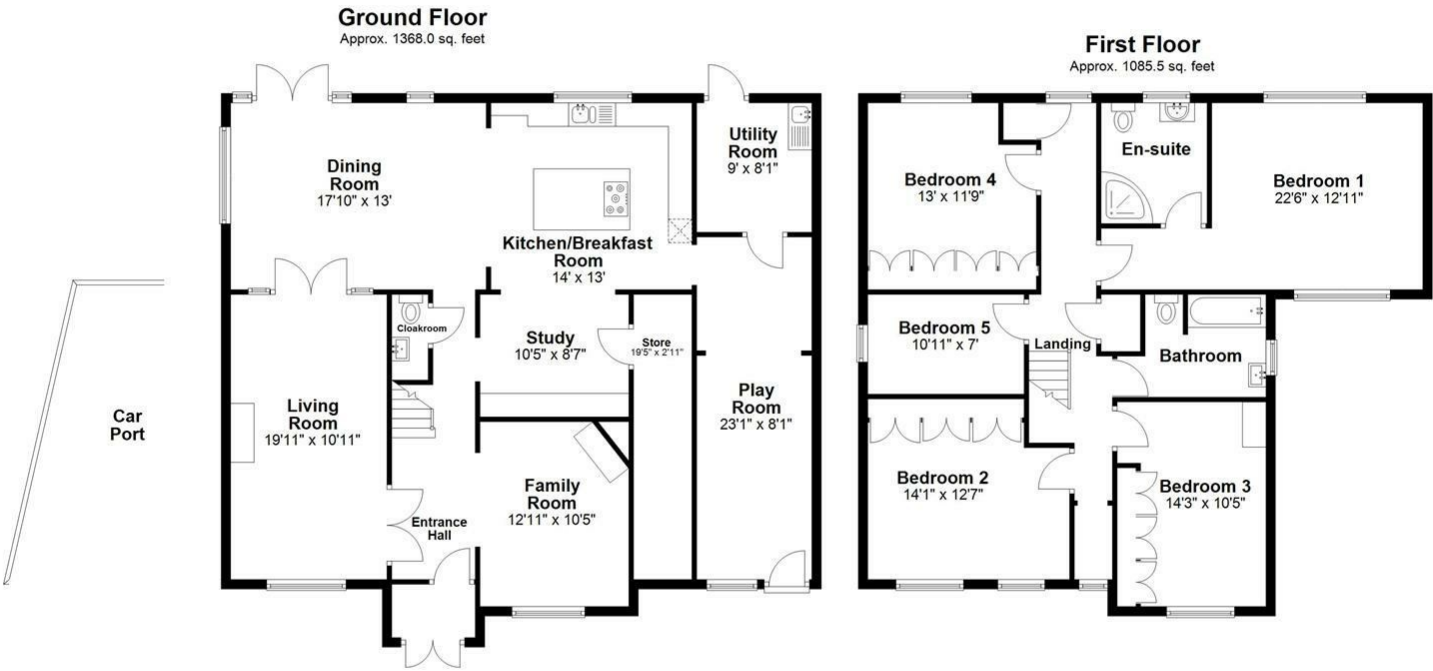
EPC Rating: C Council Tax Band: G





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Sandpit Lane location in St Albans, this impressive five bedroom detached house offers a perfect blend of space, comfort, and potential. As you approach the property, you are greeted by secure electronic gates, ensuring both privacy and peace of mind and a screened front garden and driveway/car port providing ample off road parking. Inside, the home boasts four generously sized reception rooms, providing ample space for family gatherings, entertaining guests, or simply enjoying quiet evenings. The ground floor accommodation includes large living room, family room, kitchen/breakfast area, dining room, study and playroom. On the first floor, there are five good sized bedrooms with family bathroom and large en suite to main bedroom. There is scope to further extend or modify the lay out offering the opportunity to personalise and expand the home to suit your needs. Whether you envision a larger kitchen, additional bedrooms, or a stunning garden room. Location is key, and this property is conveniently situated within walking distance to both the station and the vibrant city centre of St Albans. This means you can enjoy the best of both worlds: the tranquillity of a residential area and the convenience of urban amenities, including shops, restaurants, and cultural attractions. In summary, this five bedroom detached house on Sandpit Lane is a rare find, combining spacious living with the potential for further development in a prime location. It is an ideal choice for families seeking a home that offers both comfort and convenience in the heart of St Albans.



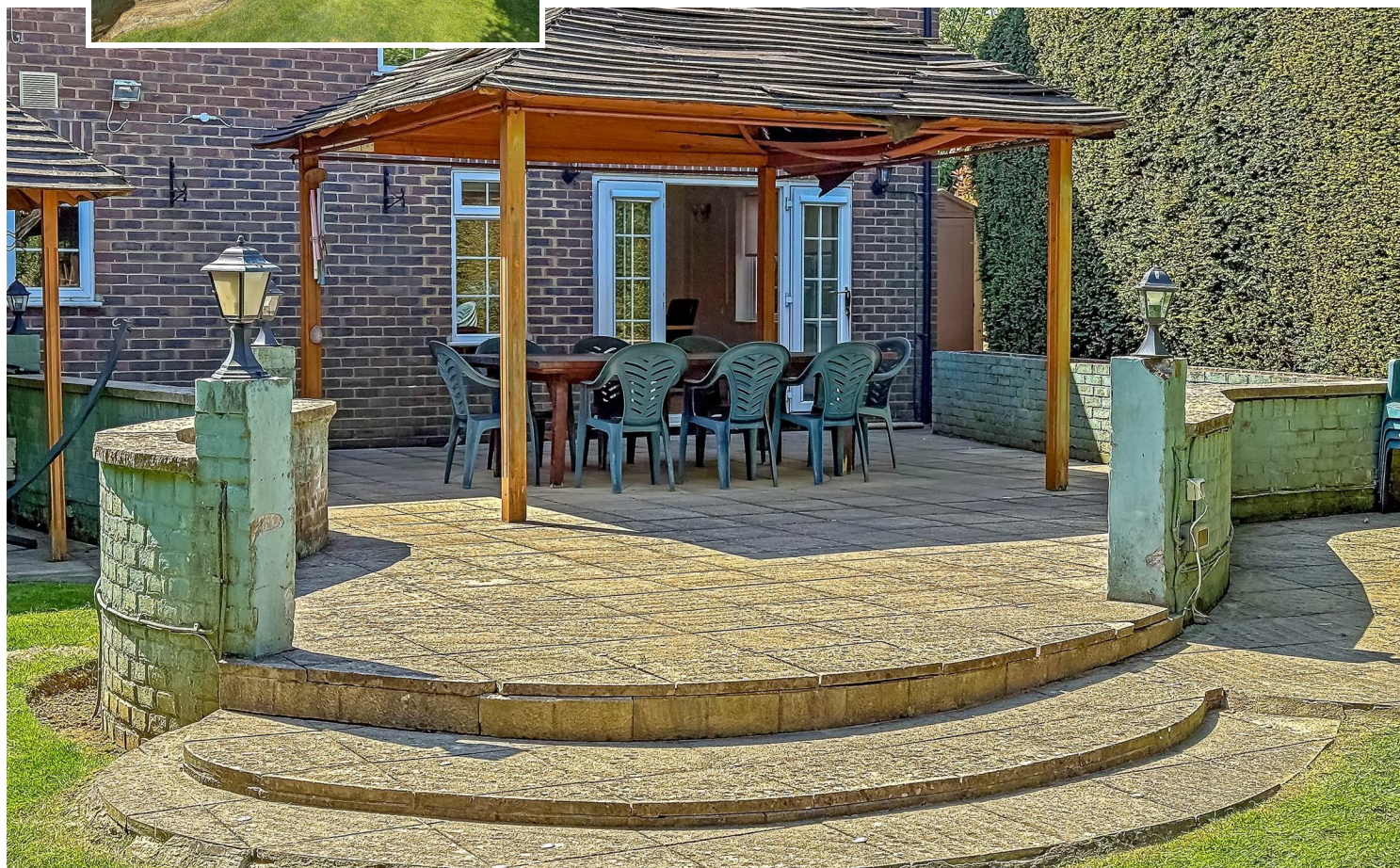
Total area: approx. 2453.5 sq. feet  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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



## Specialists in Bespoke Properties

- Five Bedroom Home
- Private Gated Entrance
- Central Location
- EPC Rating C
- Four Reception Rooms
- Extension Potential stpp
- Secluded Gardens
- Council Tax G

Free Online Valuation



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		
Not energy efficient - higher running costs		
England & Wales	71	81
EU Directive 2002/91/EC		



