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Cassidy & Tate
Your Local Experts

Award Winning Agency

SANDPIT LANE

ST. ALBANS

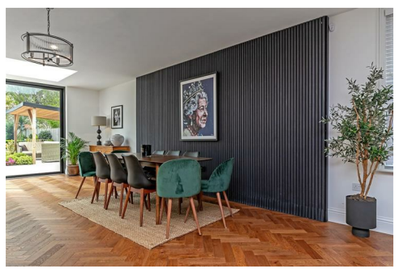
AL1 4EY

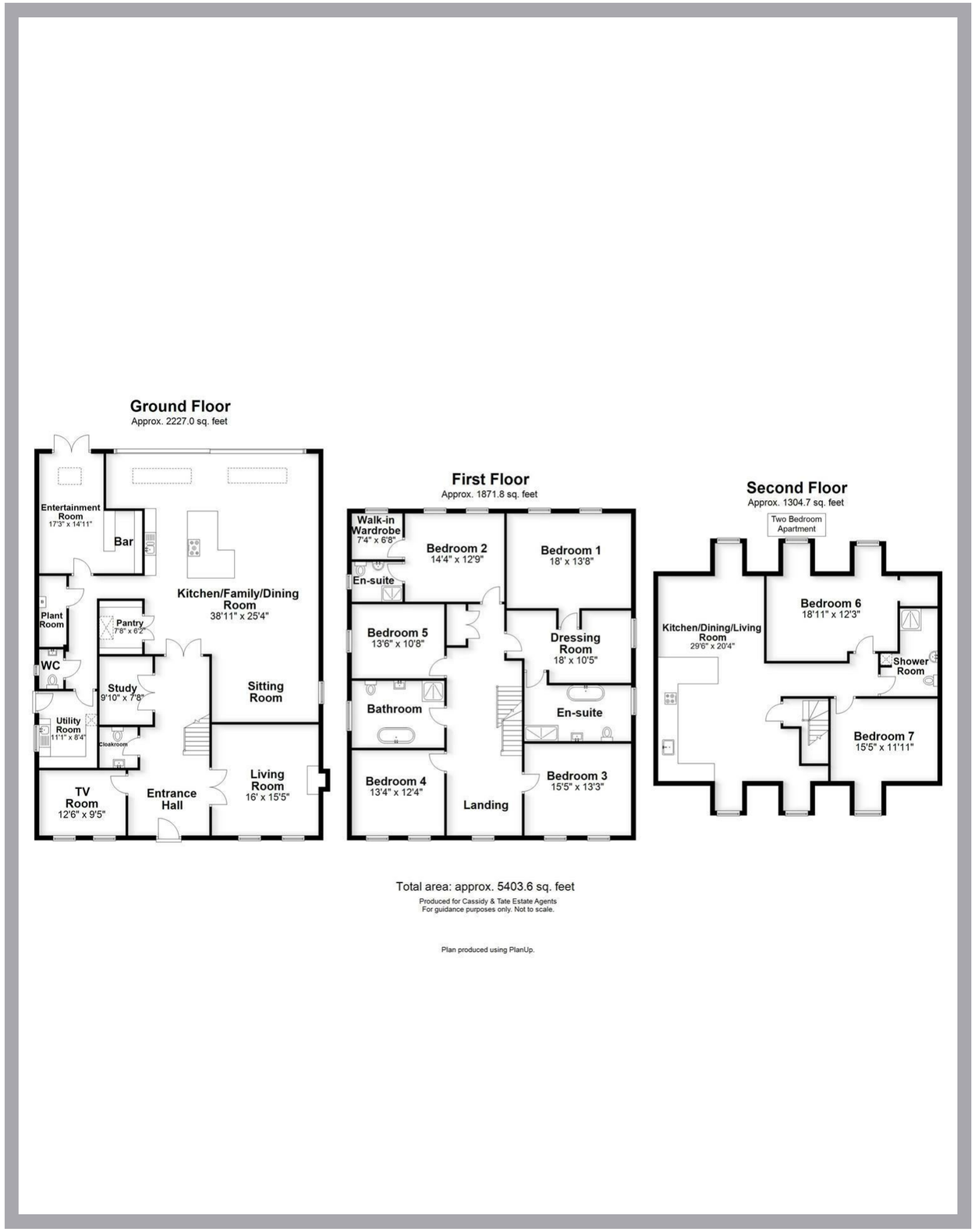
Price Guide £3,500,000

EPC Rating: A Council Tax Band: H

All The Ingredients Needed For A Fabulous Lifestyle

Pit House is an exceptional new built home boasting 5,400 sq ft of stunning accommodation stylishly laid over three levels designed to cater for the evolving family life and entertaining,. This exquisite 7 bedroom, 4 bathroom and 6 reception room residence is situated in a most sought after and prestigious road in St. Albans and has been built on a no expense spared basis and is both individual and bespoke in its design and specification. Welcoming guests to the lounge, TV room, office, the light-filled entertainer's kitchen/family/dining room or enjoy a drink at the cocktail bar. Living areas spill out to the private landscaped garden via the full height feature glass sliding doors that lead to an outdoor sanctuary and entertainment area. Words can not describe this house in its full glory, it is a must see. Sandpit Lane is not only conveniently located for highly acclaimed good local schools but also for the excellent amenities at the Quadrant Parade. For the commuter, the mainline railway station, linking St. Albans to London, St. Pancras is approx. One mile away. The property enjoys an enviable location, positioned near to the beautiful open spaces of 'The Wick', an 8.5 acre local nature reserve with areas of ancient woodland and meadows. Perfect for leisurely strolls or walking the dog.





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.

www.cassidyandtate.co.uk

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.

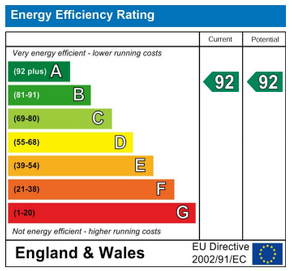
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or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

- New Build Construction
- 7 Double Bedrooms
- 4 Bathrooms
- Detached Dwelling
- Over 5,400 Sq Feet
- 6 Reception Rooms
- Landscaped Gardens
- Prime Location



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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