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Cassidy  
&Tate  
Your Local Experts



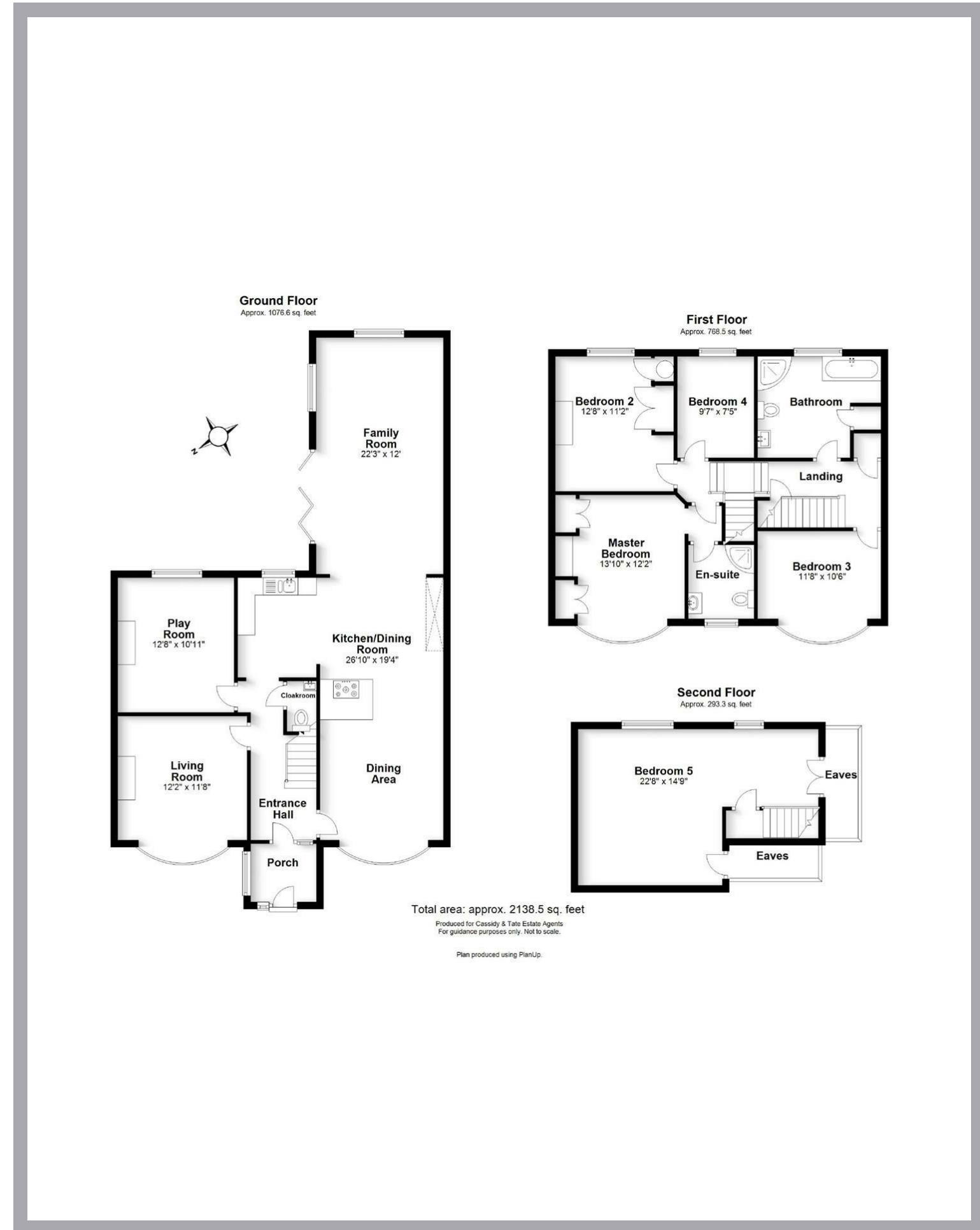
Award Winning Agency

ST. ALBANS ROAD  
ST. ALBANS  
AL4 9LH



# All The Ingredients Needed For A Fabulous Lifestyle

A handsome, double bay fronted semi-detached property set back from the road, situated in the popular village of Sandridge. This five bedroom family home has a cleverly designed contemporary layout combined with a refined decor and modern fixtures and finishes. A good quality home that will suit the growing family's needs. The ground floor is intended for practical family living with accommodation comprising: entrance hall, cloakroom, a fabulous open plan kitchen/dining/family room, separate living room, and further playroom/second reception. Upstairs is a master bedroom complete with en-suite, three further bedrooms and the family bathroom. The fifth bedroom can be found on the second floor. The anchor and the base from which to flow from indoors to outdoors is the superb kitchen/dining/family room, where family gatherings and entertaining is made easy. A separate living room allows for private time. The property is further complemented by the perfect outdoor entertaining space, the lovely rear landscaped garden and to the front of the property is a driveway providing off road parking for several cars. Sandridge is conveniently located for highly acclaimed local schools.



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



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## Specialists in Bespoke Properties

- Substantial Semi-Detached
- Fully Refurbished Throughout
- Cul de Sac Location
- Five Bedrooms
- Double Fronted
- Large Garden
- OpenPlan Kitchen/Family Room
- Three Receptions

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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