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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SANDPIT LANE
ST. ALBANS
AL4 0BS

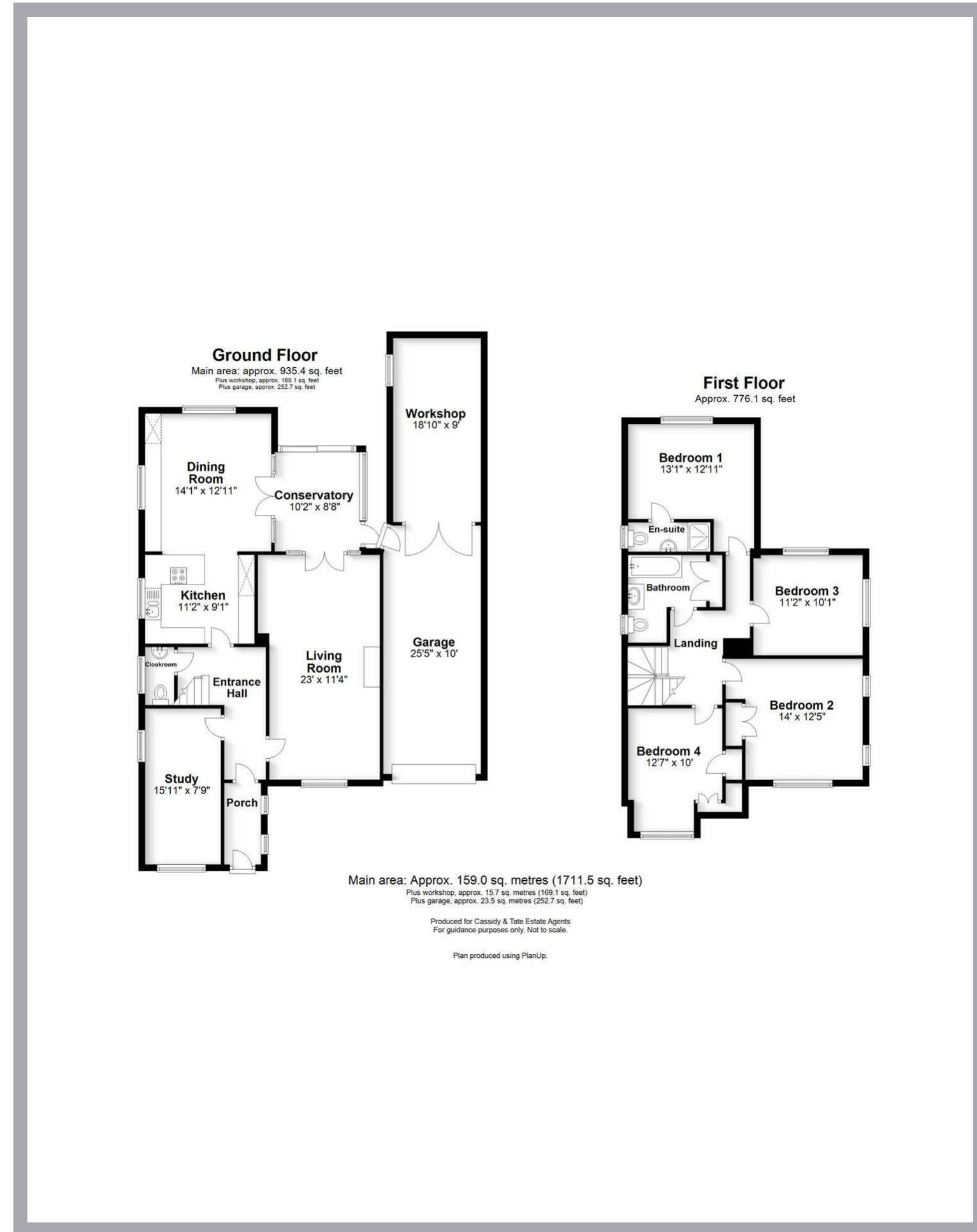
Price Guide £1,225,000

EPC Rating: D Council Tax Band:



All The Ingredients Needed For A Fabulous Lifestyle

This is substantial four double bedroom, two reception room, detached family home which sits upon a larger than average plot. It has a beautifully planted and landscaped rear garden. Situated in a highly sought after and convenient area, within walking distance of outstanding schools, including Oakwood Primary and Beaumont and Sandringham Secondary Schools. The property has previously been extended and comprises: an entrance porch, entrance hall, family room/study to the left, living room, cloakroom, kitchen/dining room and a conservatory on the ground floor. Upstairs are four double bedrooms with an en-suite to the main and a further family bathroom. Complementing the property further is the lovely rear garden which is stocked with mature shrubs and flower beds. A paved driveway provides off road parking for three/four cars with a garage at the side. There is still further potential to extend again if necessary (STC). Sandpit Lane is not only conveniently located for the local highly acclaimed schools but also for the excellent amenities at the Quadrant Parade. For the commuter, the mainline railway station with fast linking to London St. Pancras is approx. one mile away.



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

- Detached Home
- En-suite & Family Bathrooms
- Own Driveway Parking
- Large Kitchen/Dining Room
- Four Double Bedrooms
- Huge Garden
- Garage
- Extended

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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