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Cassidy
&Tate
Your Local Experts



Award Winning Agency

THE RIDGEWAY

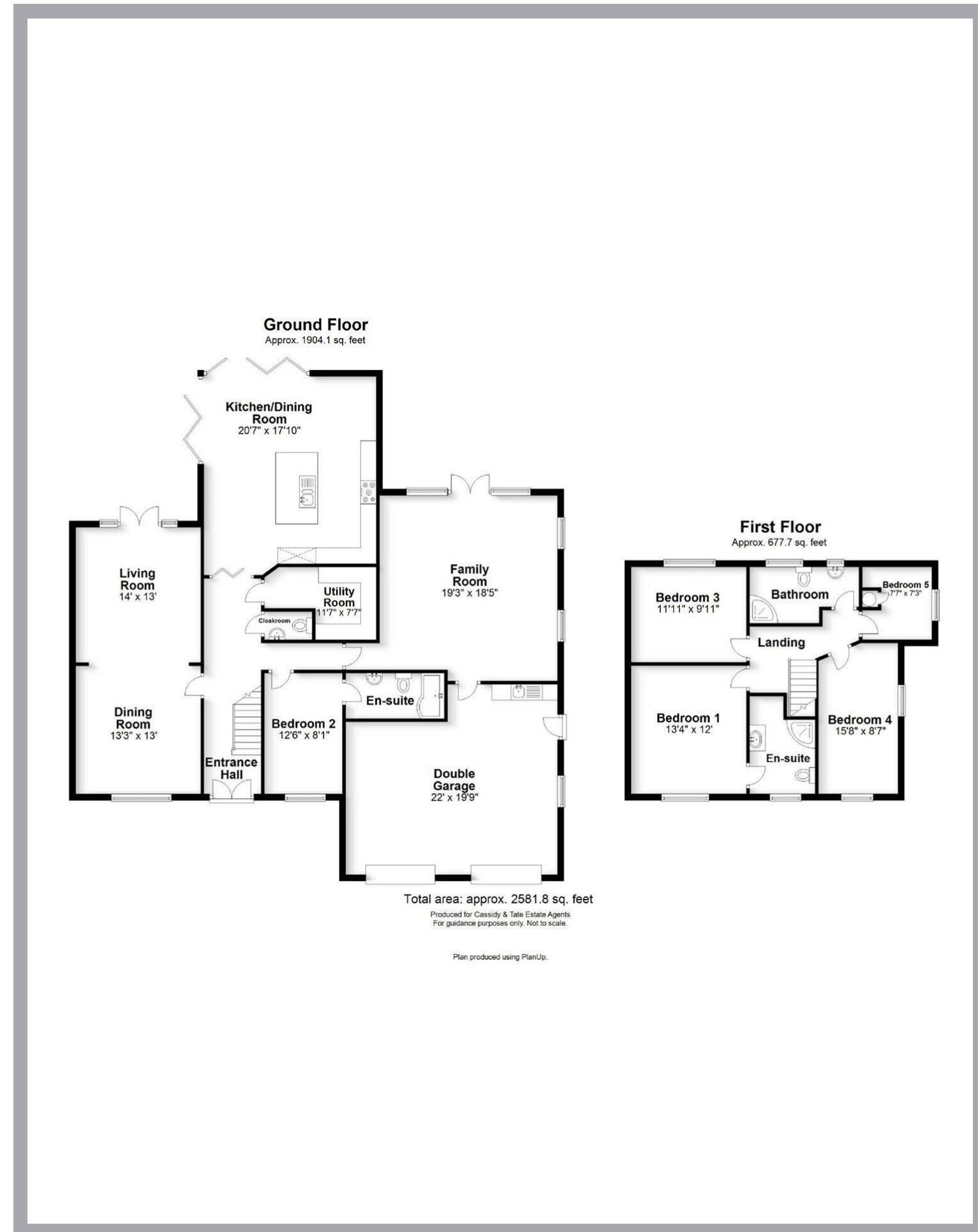
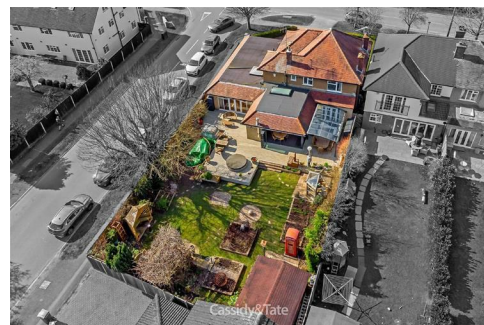
ST. ALBANS

AL4 9AT



All The Ingredients Needed For A Fabulous Lifestyle

Positioned in a highly regarded road within the Marshalswick area of St. Albans, this handsome and extended detached property presents the ideal layout for families seeking flexibility and a functional design. Cleverly designed, the ground floor layout makes the most of all available space. Arranged over two floors accommodation comprises of five bedrooms, three reception rooms and three bathrooms, plus wonderful entertaining areas both inside and outside. The hub of the home is the spacious and contemporary kitchen/dining room, a comfortable place to bring everyone together and the base from which to move effortlessly from indoors to out. The kitchen area is lovely, fitted with stylish, modular wall and base units that incorporates a matching island, contrasting work top surfaces and quality appliances. Bi-folding doors to the rear and side of the kitchen/dining room open to a peaceful covered patio for alfresco meals, whilst further bi-folding doors to the rear open to a further patio area and pretty landscaped rear garden truly an entertainer's haven. Further features downstairs include two separate reception rooms, a utility room, cloakroom, and a bedroom complete with en-suite. Upstairs are four bedrooms, one with en-suite and a family bathroom. The property sits on a generous corner plot, and set back from the road. A driveway provides off road parking which in turn leads to the double garage. A superb location for families The Ridgeway is ideally located for excellent schools, good local amenities at the Quadrant parade, including a Marks & Spencer food hall, a newly refurbished small supermarket and a Sainsbury's petrol station.



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

- Detached Extended Home
- Large Family Room
- Family Garden
- Ground Floor Bedroom Suite
- Five Bedrooms
- Live In Kitchen/Diner
- Walk To Sandringham School
- Double Garage & Parking

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

