

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST HELIER ROAD
ST ALBANS
AL4 9LG

Guide Price £995,000

EPC Rating: G Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

This is a lovely family home. A substantial extended five bedroom semi-detached home is located in a highly convenient cul de sac between the quaint village of Sandridge and the city of St Albans and close to Jersey Farm Woodland Park. With a lovely live in/eat in kitchen to the rear overlooking the garden and well proportioned accommodation throughout including a principal bedroom suite with en-suite shower and dressing room. There are two reception rooms to the front providing space and versatility for the growing family. With bags of off road parking to the front and a good size garden with a large double garage to the rear too. Perfectly located for access to nearby woodland and renowned Sandringham School. The ever-popular village of Sandridge is nearby with three pubs, a local shop, Heartwood Forest and you can walk to here or into St Albans itself.



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Total area: approx. 1912.0 sq. feet
Produced for CASSIDY AND TATE
For guidance purposes only. 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



Cassidy&Tate

Specialists in Bespoke Properties

- Extended semi-detached
- Exclusive location
- Nr. Sandringham School
- Live-in Kitchen
- Five bedrooms
- Double Garage
- Woodland walks
- Period features

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	



