



## All The Ingredients Needed For A Fabulous Lifestyle

Absolutely stunning fully detached property in a highly sought after Marshalswick location, close to outstanding schools and with beautifully presented accommodation arranged over three floors. Further features of this delightful family home include a goodsized established rear garden and carriage driveway providing ample off street parking. The internal living space is over 3,200 sq ft and provides fantastic versatile rooms, comprising four reception rooms, six bedrooms and three bathrooms. The Ridgeway is a sought after address as it is located within the catchment of excellent schooling and good local amenities, favoured Primary schools and a short walk to Sandringham School and the M & S food hall at the nearby Quadrant shopping centre.

### THE RIDGEWAY

ST. ALBANS

AL4 9XJ

Guide Price £1,600,000





*Specialists in Bespoke Properties*

- Prime Location
- Six Double Bedrooms
- Three Bathrooms
- Walking To Sandringham
- Large Detached House
- Four Reception Rooms
- Garage & Driveway
- Council Tax Band G

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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# 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



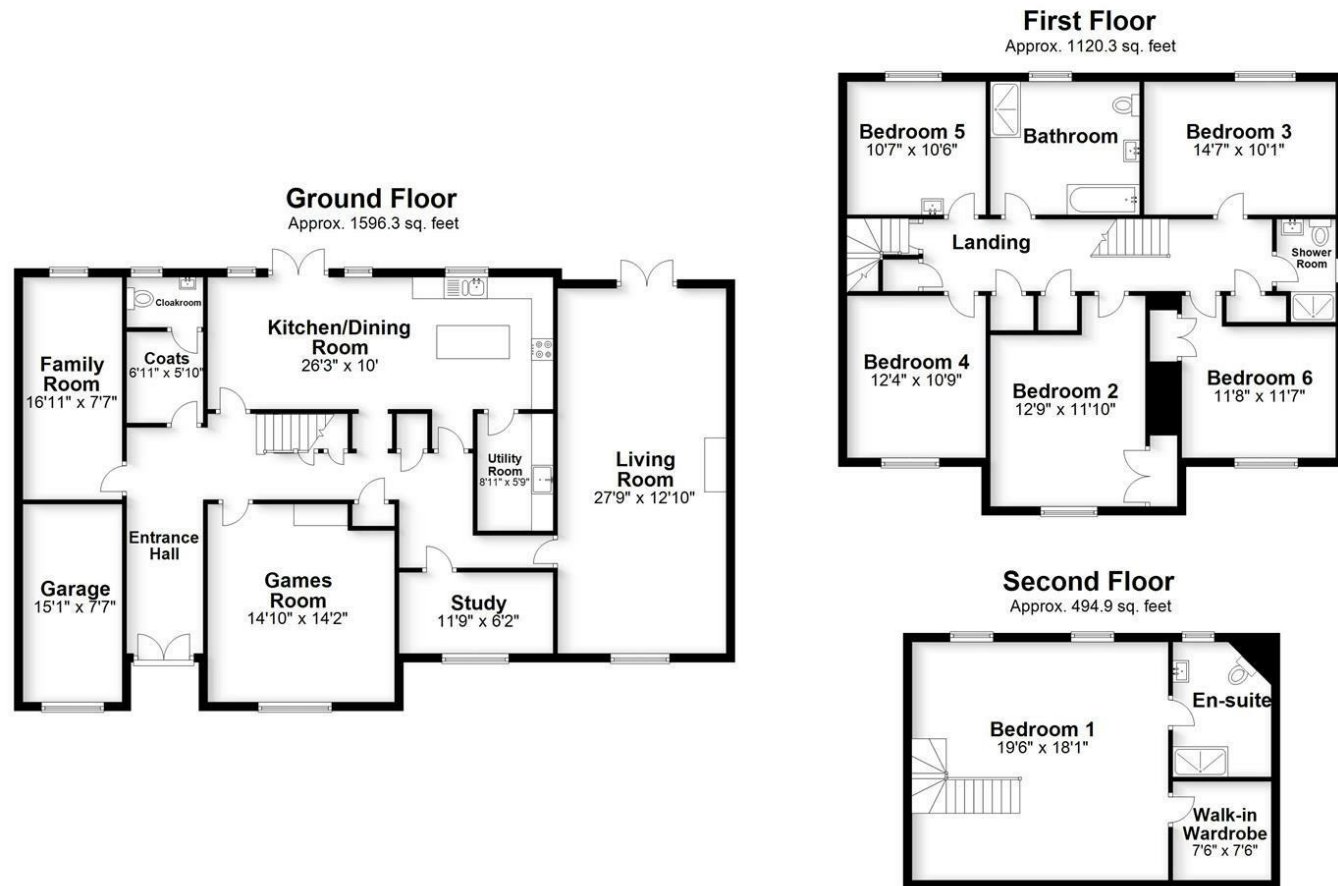
Total area: approx. 3211.5 sq. feet  
Produced for Cassidy & Tate Estate Agents

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Total area: approx. 3211.5 sq. feet

Produced for Cassidy & Tate Estate Agents  
 For guidance purposes only. Not to scale.

Plan produced using PlanUp.



Award Winning Agency