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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

ST. ALBANS ROAD
ST ALBANS
AL4 9LL

Guide Price £910,000

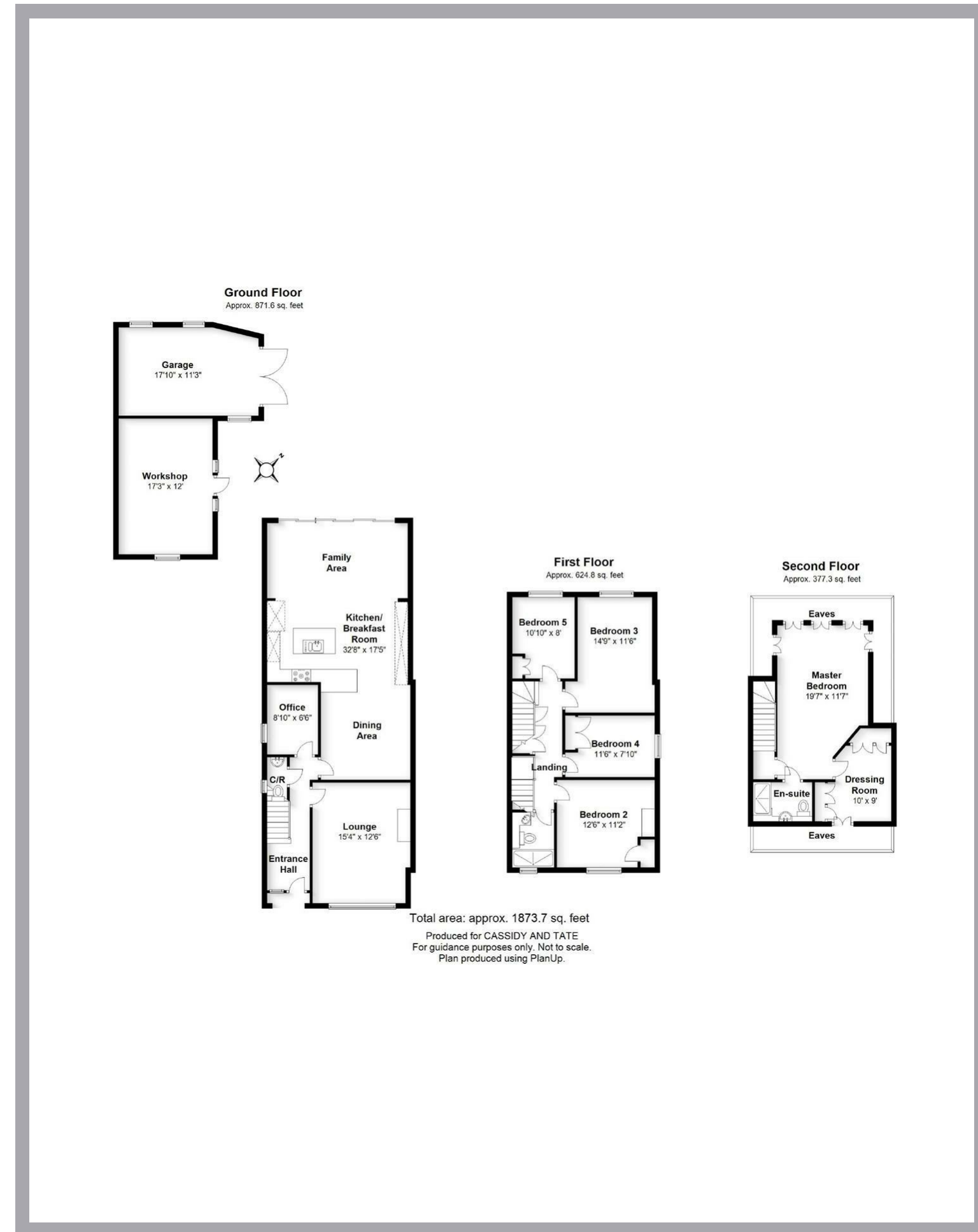
EPC Rating: G Council Tax Band: E



Cassidy&Tate

All The Ingredients Needed For A Fabulous Lifestyle

A meticulous design combined with a refined decor and stylish modern finishes is instantly apparent once you step inside this deceptively spacious five bedroom detached family home. The property provides a good quality three level home that will not disappoint. The ground floor is intended for practical family living with a superb, large open plan and inviting space that comprises of a dining area which flows seamlessly into the fabulous fitted kitchen/family room bathed in natural sunlight via ceiling windows and bi-folding doors. Also to the ground floor is a separate lounge, an office and a cloakroom. To the first floor are four of the five bedrooms and a trendy shower room, whilst the master bedroom complete with dressing room and an en-suite can be found on the second floor. The property is further complemented by the perfect outdoor entertaining space, the lovely rear garden which has views overlooking open rolling fields. To the front of the property is a driveway providing off road parking. Sandridge is conveniently located for highly acclaimed local schools.



Perfect Fusion of Location And Way of Living

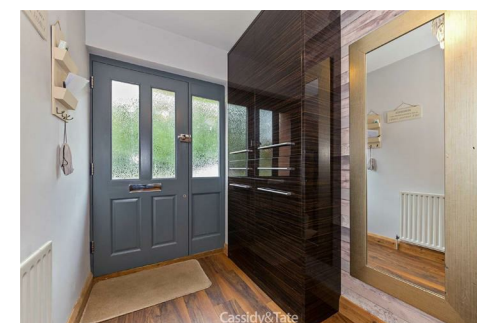
Why Cassidy & Tate

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

- Five Bedroom Detached
- Over Three Floors
- Master Bedroom En-Suite
- Bathroom & Cloakroom
- Open Plan Kitchen/Living
- Fully Refurbished
- Lounge & Office/Study
- Country Views

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		



