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Cassidy  
& Tate  
Your Local Experts



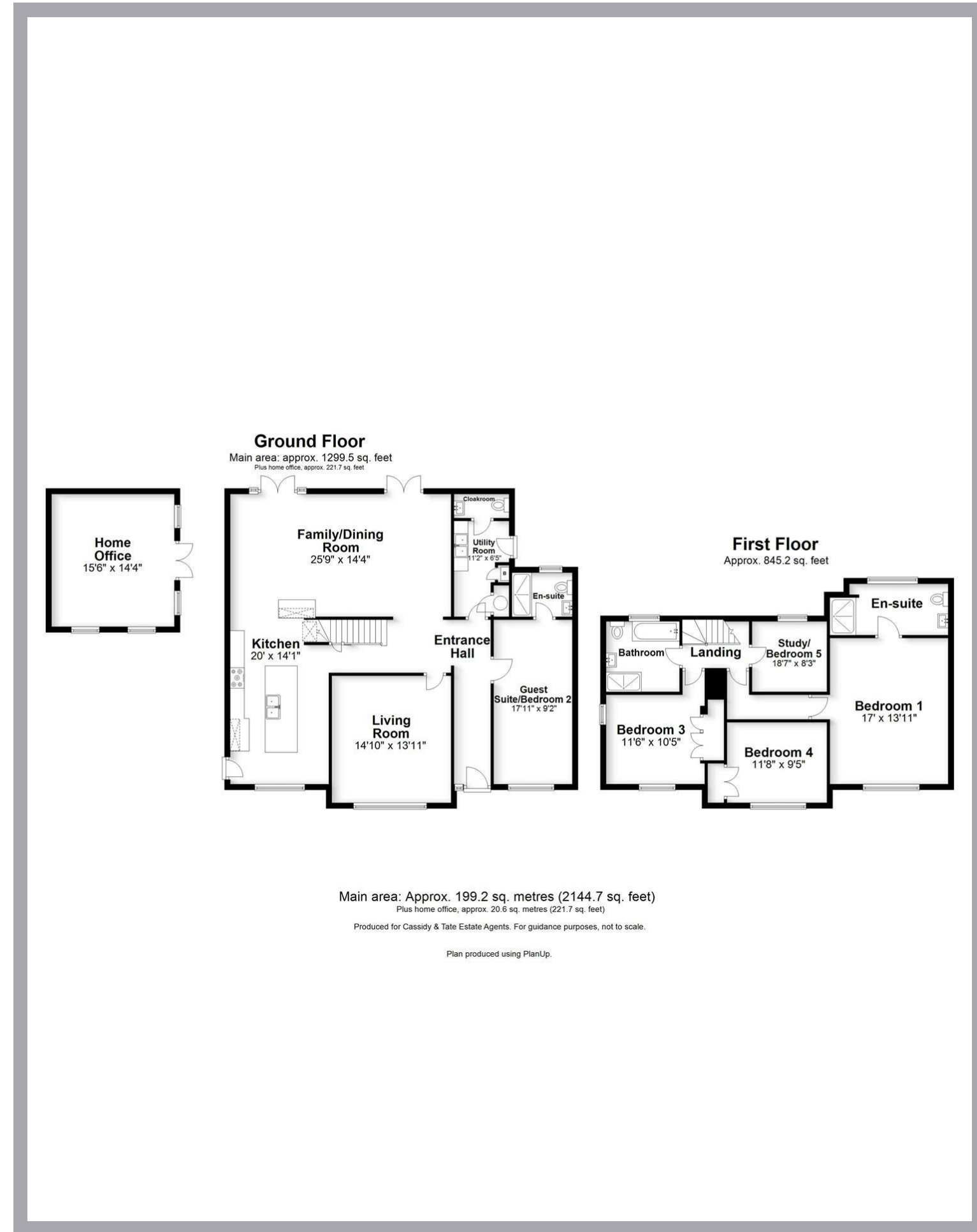
Award Winning Agency

THE RIDGEWAY  
ST. ALBANS  
AL4 9XG



# All The Ingredients Needed For A Fabulous Lifestyle

Welcome to The Ridgeway, Marshalswick, St. Albans - a charming location that could be the setting for your new home! This delightful detached house boasts a vaulted reception room and a sitting room, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms on the first floor and a fifth ground floor guest suite, there's plenty of room for the whole family to spread out and make themselves at home. Situated in a sought-after area, this property offers a tranquil retreat from the hustle and bustle of everyday life. Imagine the possibilities that this house holds - from cosy family gatherings in the reception rooms to lazy Sunday mornings in the well-appointed bedrooms. The Ridgeway is more than just a property; it's a home where memories are made and dreams are realised. Located on a large plot with an additional fabulous home office in the garden. Of some 2144 sq ft permission also exists for another additional wing if required. Don't miss out on the opportunity to make this house your own. Contact us today to arrange a viewing and take the first step towards creating your perfect home in St. Albans, an historic city located in Hertfordshire, England. The city is home to several notable landmarks and attractions, including the magnificent St Albans Cathedral, which is one of the oldest and most impressive cathedrals in the country. The charming city center features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs, and independent shops. St Albans also boasts beautiful green spaces, such as Verulamium Park and Clarence Park, where visitors can enjoy leisurely walks or picnics. The city has a vibrant cultural scene, with a variety of art galleries, theaters, and music venues. St Albans hosts annual events and festivals, including the St Albans Festival and the Christmas Market, which attract visitors from near and far. Launching May 18th.



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

- Rare Nash Detached House
- Planning Granted To Extend Further If Required
- En-suite & Family Bathroom
- Large Garden & Home Office
- Walk To Sandringham School
- Large Corner Plot
- Four First Floor Double Bedrooms
- Beautifully Presented
- Ground Floor Fifth Bedroom Suite
- Walk to Junior Schools

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>	61	1
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	1	1
EU Directive 2002/91/EC		



