



## All The Ingredients Needed For A Fabulous Lifestyle

Located in the pretty village of Sandridge, St. Albans, this delightful two double bedroom detached bungalow situated on Highfield Road offers a perfect blend of comfort and convenience. The property is in lovely condition throughout, making it an ideal choice for those seeking a home that is ready to move into. Upon entering, you will find the open plan living and dining area that provide ample space for relaxation and entertaining. The well-appointed kitchen and shower room complement the living areas, ensuring that all your needs are met. The two double bedrooms are inviting and provide a peaceful retreat at the end of the day. The conservatory leads from bedroom two with views over the garden. One of the standout features of this bungalow is its large driveway, which leads to a garage, offering plenty of parking space for residents and guests alike. The location is particularly appealing, as it is within walking distance to the highly desirable Sandringham School, making it an excellent choice for families. Additionally, the vibrant High Street and the beautiful Heartwood Forest are just a short stroll away, providing a variety of amenities and outdoor activities. This property presents a wonderful opportunity to enjoy village life while being conveniently close to the amenities of St. Albans. Whether you are looking to downsize, seeking a first home, or searching for a peaceful retreat, this bungalow is sure to impress. Do not miss the chance to make this lovely property your own.

HIGHFIELD ROAD

ST. ALBANS

AL4 9BU

Price Guide £650,000

EPC Rating: D Council Tax Band: E





*Specialists in Bespoke Properties*

- High Demand Location
- Two Double Bedrooms
- EPC = D Council Tax = E
- Walking To Sandringham
- Detached Bungalow
- Lounge & Diner
- Garage & Parking
- Conservatory

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>84</b>
	<b>63</b>	
<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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





# 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*

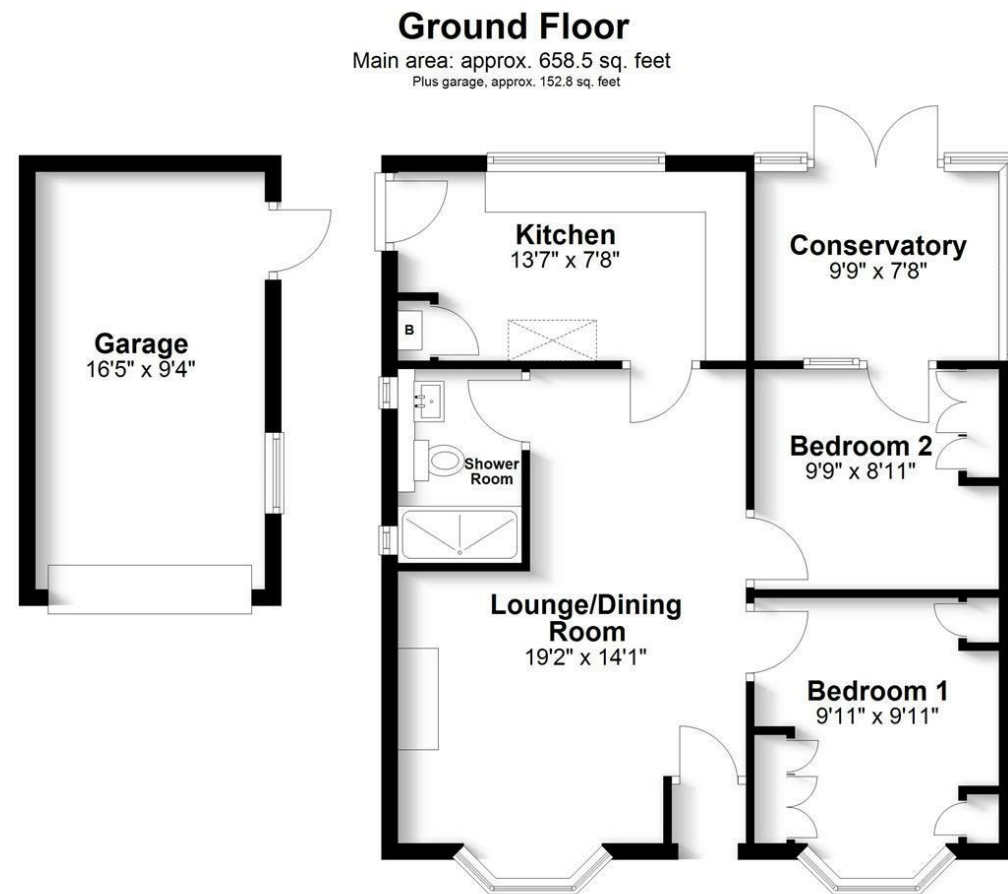
As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team 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



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**Ground Floor**  
Main area: approx. 658.5 sq. feet  
Plus garage, approx. 152.8 sq. feet

Main area: Approx. 61.2 sq. metres (658.5 sq. feet)  
Plus garage, approx. 14.2 sq. metres (152.8 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.



Award Winning Agency

