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Cassidy  
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Your Local Experts



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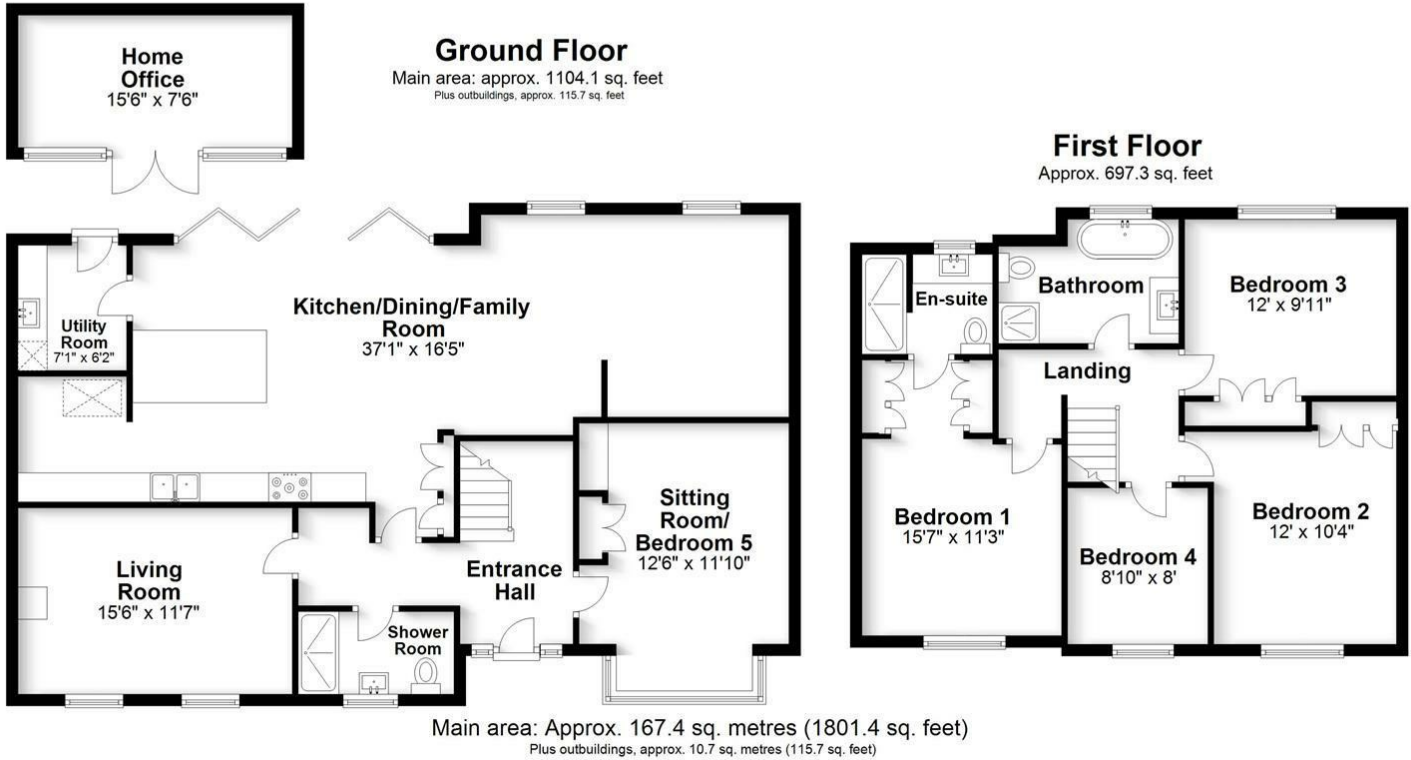
HOUSE LANE  
ST. ALBANS  
AL4 9ER

Price Guide £1,300,000



# All The Ingredients Needed For A Fabulous Lifestyle

An attractive four/five bedroom, extended detached property set behind a gated entrance, large driveway, and sitting on a generous sized plot is set within a village location with views of fields to the front. Boasting multiple living accommodation including open plan living, featuring a beautiful kitchen/dining/family room, as well as two reception rooms / 5th bedroom, utility room, downstairs shower room, four good sized bedrooms, family bathroom plus an en-suite to principal bedroom. With plenty of outdoor space for entertaining as well, this family home will cater for families seeking flexibility and a functional design. Internally, this beautifully presented property combines character with contemporary design, a tasteful colour palette that will not date and an inclusion of space and good quality fixtures and fittings throughout. The kitchen is fitted with a Harvey Jones Oak kitchen with contrasting work top surfaces, a matching island with seating and a dining area which in turn leads to a cosy family area. In the front living room is a feature log burner which creates a welcoming and comfortable setting whilst relaxing. Bi-folding doors from the kitchen/dining/family room opens onto the patio area and attractive landscaped rear garden. There is also a wooden cabin with pizza oven and a detached home office. The property is situated in the village of Sandridge, which lies on the northern fringes of St Albans, close to excellent schools. As well as three pubs, The Green Man, The Rose & Crown and The Queen's Head, Sandridge has also a popular convenience store. The amenities of St Albans remain close at hand, whilst the property enjoys a setting bordering open countryside including the beautiful open spaces of Heartwood Forest.



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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



## Specialists in Bespoke Properties

- Village Lifestyle
- Detached House
- Four Bedrooms
- Open Plan Living
- School Catchment
- Fully Refurbished
- Three Bathrooms
- Very High Spec

| 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                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) A                                                     |                         |                         |
| (81-91) B                                                       |                         |                         |
| (69-80) C                                                       |                         |                         |
| (55-68) D                                                       |                         |                         |
| (39-54) E                                                       |                         |                         |
| (21-38) F                                                       |                         |                         |
| (1-20) G                                                        |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

