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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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THE RIDGEWAY  
ST ALBANS  
AL4 9PS

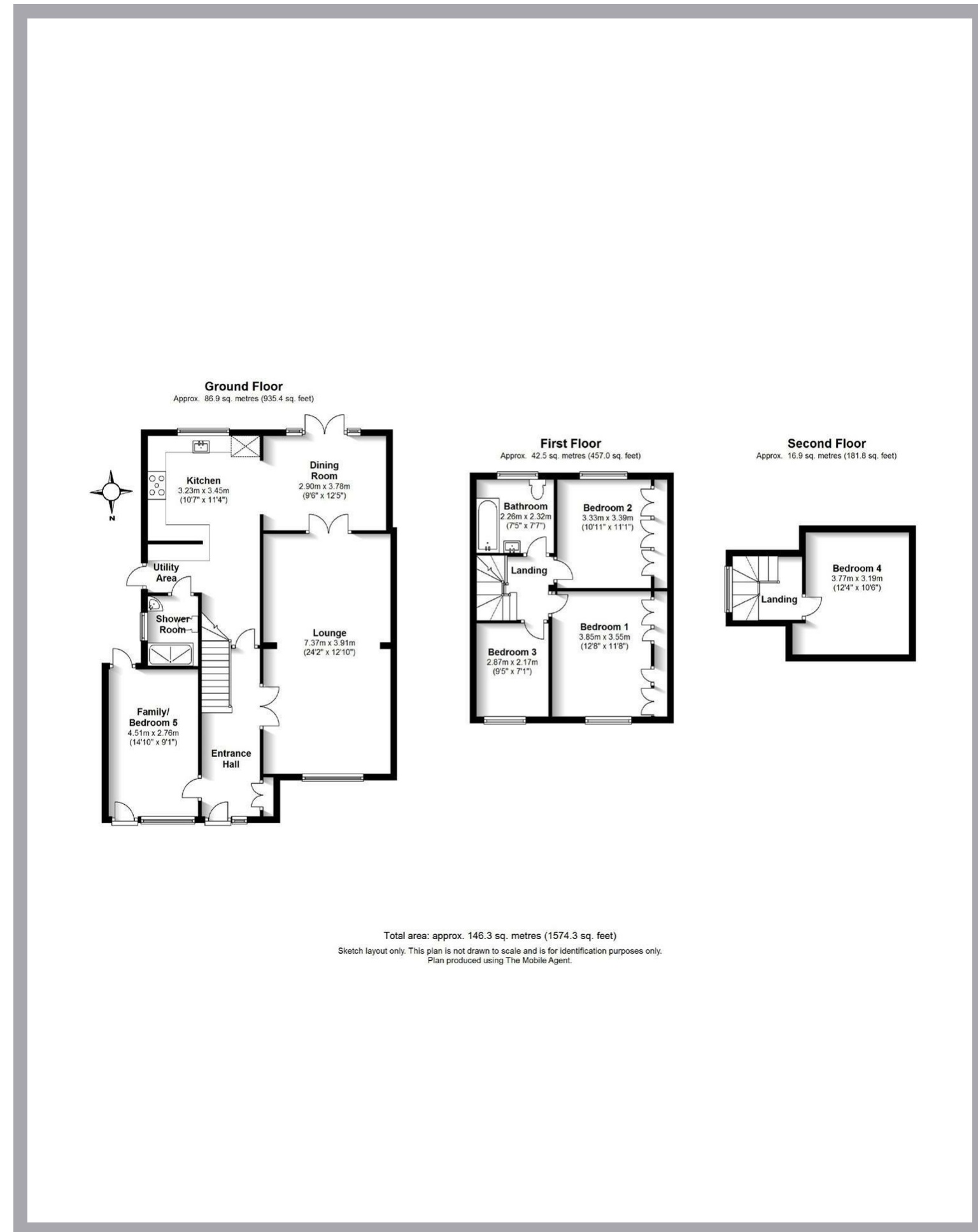
Guide Price £799,950

EPC Rating: G Council Tax Band: F



## All The Ingredients Needed For A Fabulous Lifestyle

This four/five bedroom 'Nash' semi detached family home situated in the heart of Marshalswick, in close proximity of highly acclaimed good local schools and local shopping amenities at the Quadrant parade. With accommodation spread over three floors and presented with a modern and beautiful decor throughout, this very spacious home enjoys a 24ft lounge with double french style doors opening to the dining room which allows for separate or open plan living, which in turn flows beautifully to the modern fitted kitchen. A family room/bedroom five, shower room and utility area are also on the ground floor. Upstairs, on the first floor are three generous sized bedrooms and a stylish family bathroom. Bedroom four is situated on the second floor. The property further enjoys a fully enclosed, south east facing rear garden with large patio area and a block paved driveway providing off road parking. This property also has the added bonus of being chain free.



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



## Specialists in Bespoke Properties

- Four/Five Bedroom Nash
- Two Bath/Shower Rooms
- Open Plan Accommodation
- Potential To Extend (s.t.p.p)
- Four Reception Rooms
- Fully Refurbished Property
- Large Family Rear Garden
- Chain Free

| 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                             | EU Directive 2002/91/EC |           |



