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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

SANDPIT LANE  
ST. ALBANS  
AL4 0BU

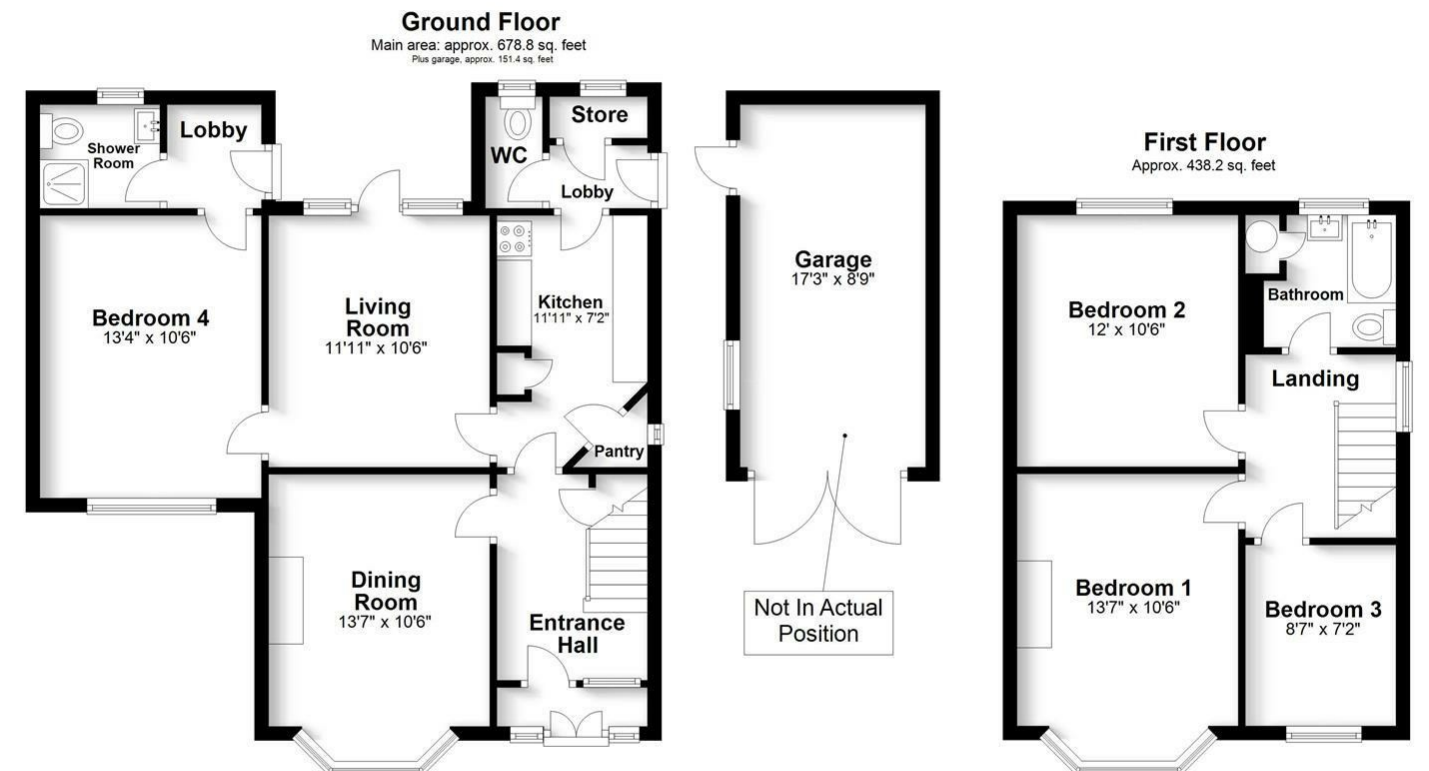
Guide Price £1,000,000

EPC Rating: D Council Tax Band: F



# All The Ingredients Needed For A Fabulous Lifestyle

Available for sale for the first time in three generations, Wayside is a pretty three/ four bedroom detached period home, located along Sandpit Lane, on the eastern side of the city. Now needing updating throughout, this is a fabulous opportunity to explore any further potential as it is a huge plot with a lovely big back garden. The property has already been extended to the side with a fourth bedroom and shower room providing a useful option if required for a dependent relative. Further attractions include a long drive to the side leading to a good size garage with higher than normal entrance. The property is set well back from Sandpit lane overlooking farmland yet a short walk to amenities. The property is conveniently located for highly acclaimed good local schools and excellent shops at the Quadrant Parade, including an M & S Food Hall. St Albans city centre and the mainline railway station are only a short distance away.



Main area: Approx. 103.8 sq. metres (1117.0 sq. feet)  
Plus garage, approx. 14.1 sq. metres (151.4 sq. feet)

Produced for Cassidy & Tate Estate Agents  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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

- Detached Period Home
- Huge Garden
- Detached Garage
- Further Potential
- Three/Four Bedrooms
- Own Drive
- Needing Updating
- Convenient Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



