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Your Local Experts



Award Winning Agency

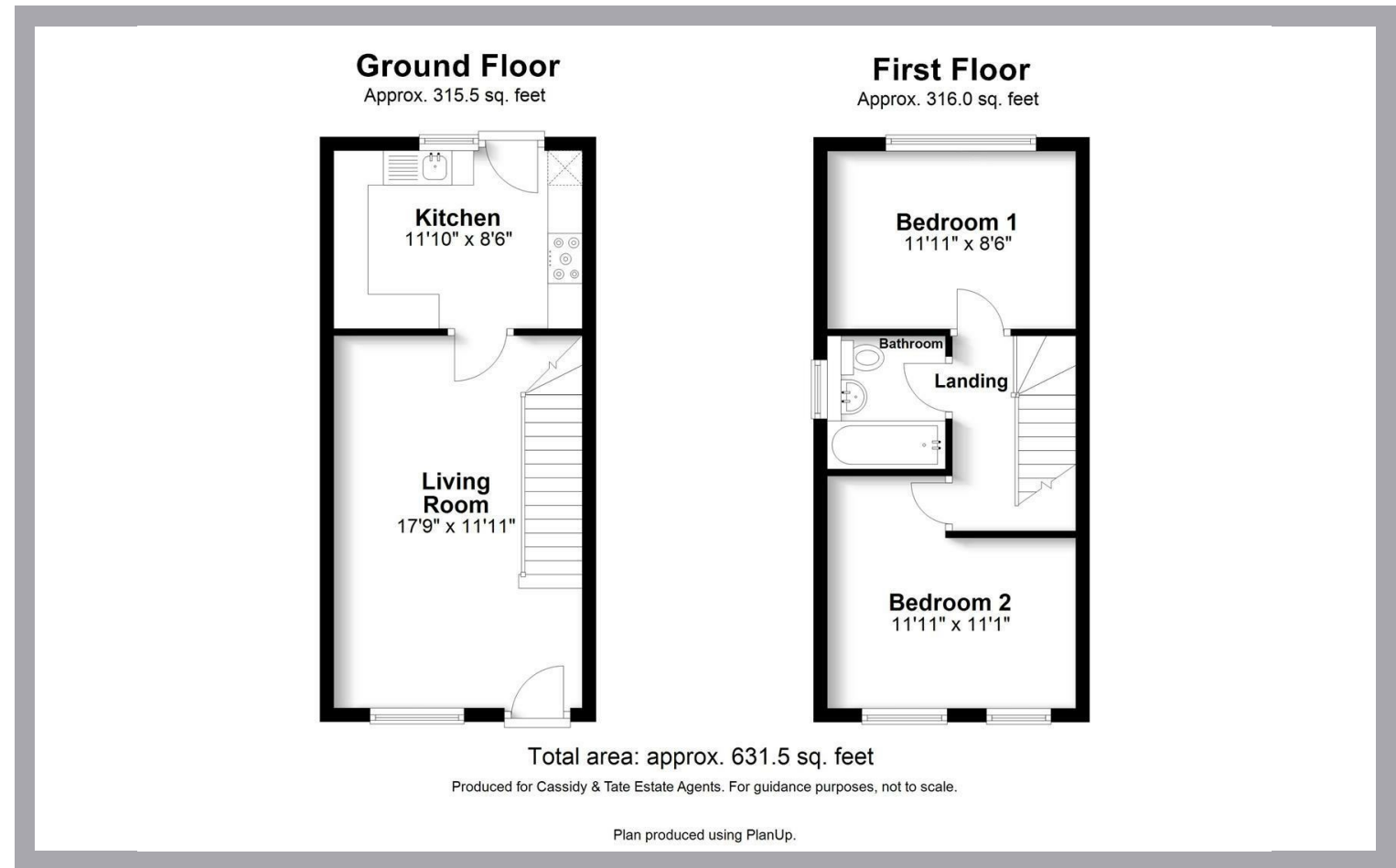


www.cassidyandtate.co.uk

WHEAT CLOSE  
SANDRIDGE  
AL4 9NN

Guide Price £460,000

EPC Rating: D Council Tax Band: D



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.

# All The Ingredients Needed For A Fabulous Lifestyle

Welcome to this charming semi-detached property located on Wheat Close close to the picturesque village of Sandridge and on the outskirts of Marshalswick. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends. With two comfortable double bedrooms, there is ample space for a small family or guests. The property features a well-maintained bathroom, ideal for unwinding after a long day. One of the standout features of this property is the adjoining garage, providing convenient parking or extra storage space. Situated within walking distance of the esteemed Sandringham School, this location is perfect for families with school-going children. For nature enthusiasts, residents will appreciate the proximity to the Jersey Farm Woodland Park, offering a tranquil escape from the hustle and bustle of daily life. Additionally, a residents' park nearby provides a lovely outdoor space for strolls or picnics. St Albans city has a bustling centre filled with a wide range of shops, restaurants, cafes, and pubs. The city offers a vibrant and diverse shopping and dining experience, including independent boutiques and well-known chain stores.



## Specialists in Bespoke Properties

- Two Double Bedrooms
- No Onward Chain
- Parking Space
- Close to Jersey Farm Woodland Park
- Semi-Detached
- Garage
- Walk to Sandringham School
- Well Presented



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>88</b>
	<b>65</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

