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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SANDPIT LANE
ST ALBANS
AL1 4EZ

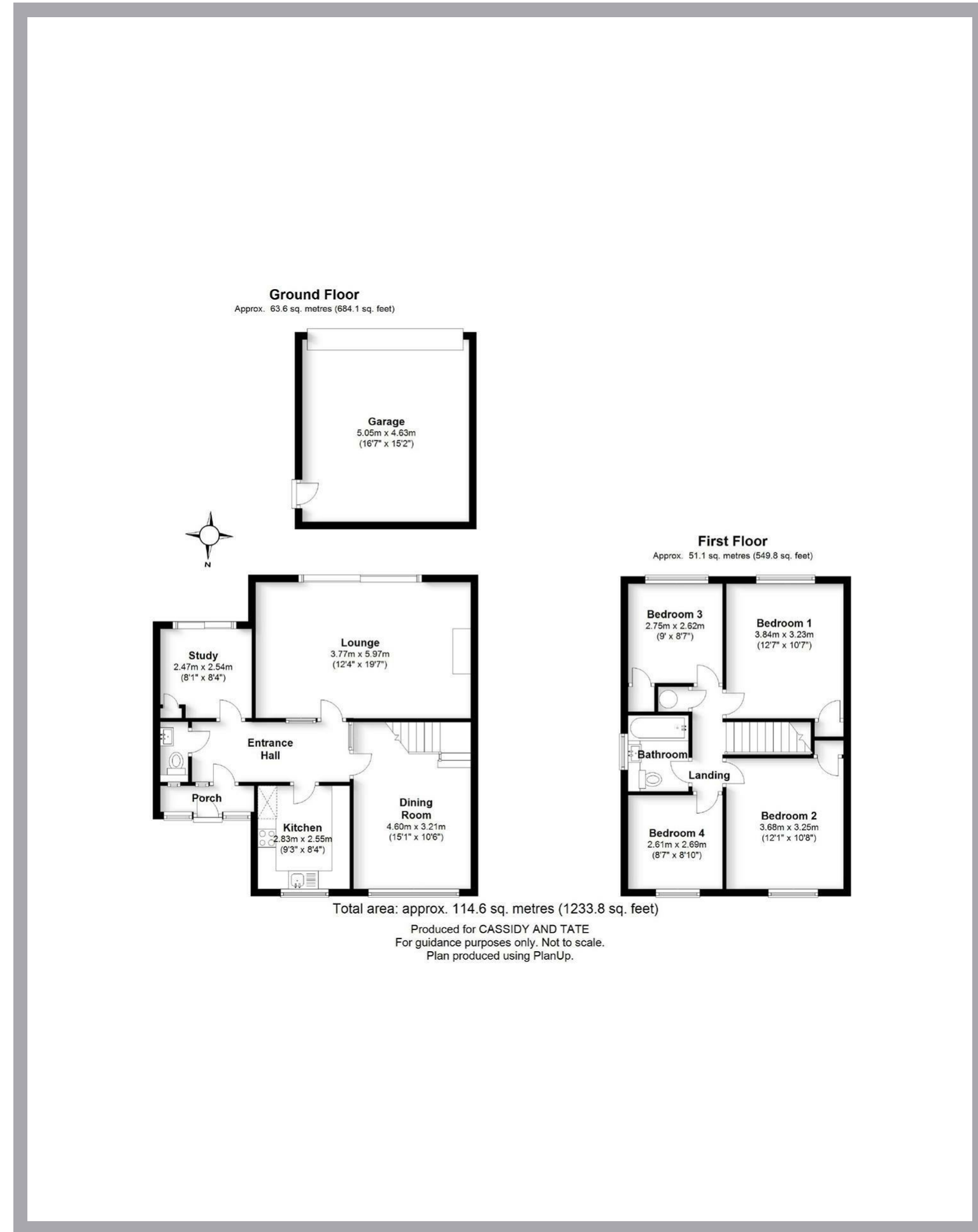
Price Guide £650,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

Location is the key factor when describing this four bedroom detached property as it is well placed for good local amenities and within the catchment of highly acclaimed schools including Oakwood Primary School & Beaumont Secondary School. The property's location also allows for easy access to the mainline railway station as well as the excellent shopping and leisure facilities of the City Centre. The property is in need of some updating, however as is, this family home is well presented and enjoys good sized living spaces. On the ground floor a generous sized entrance hall leads to the kitchen, dining room, a separate lounge with patio doors opening to the outside, a study and a cloakroom. Upstairs are four bedrooms which are served by the family bathroom. Further features include a low maintenance rear garden which in turn leads to the garage situated at the rear of the property via access from Monk Hortons Way.



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

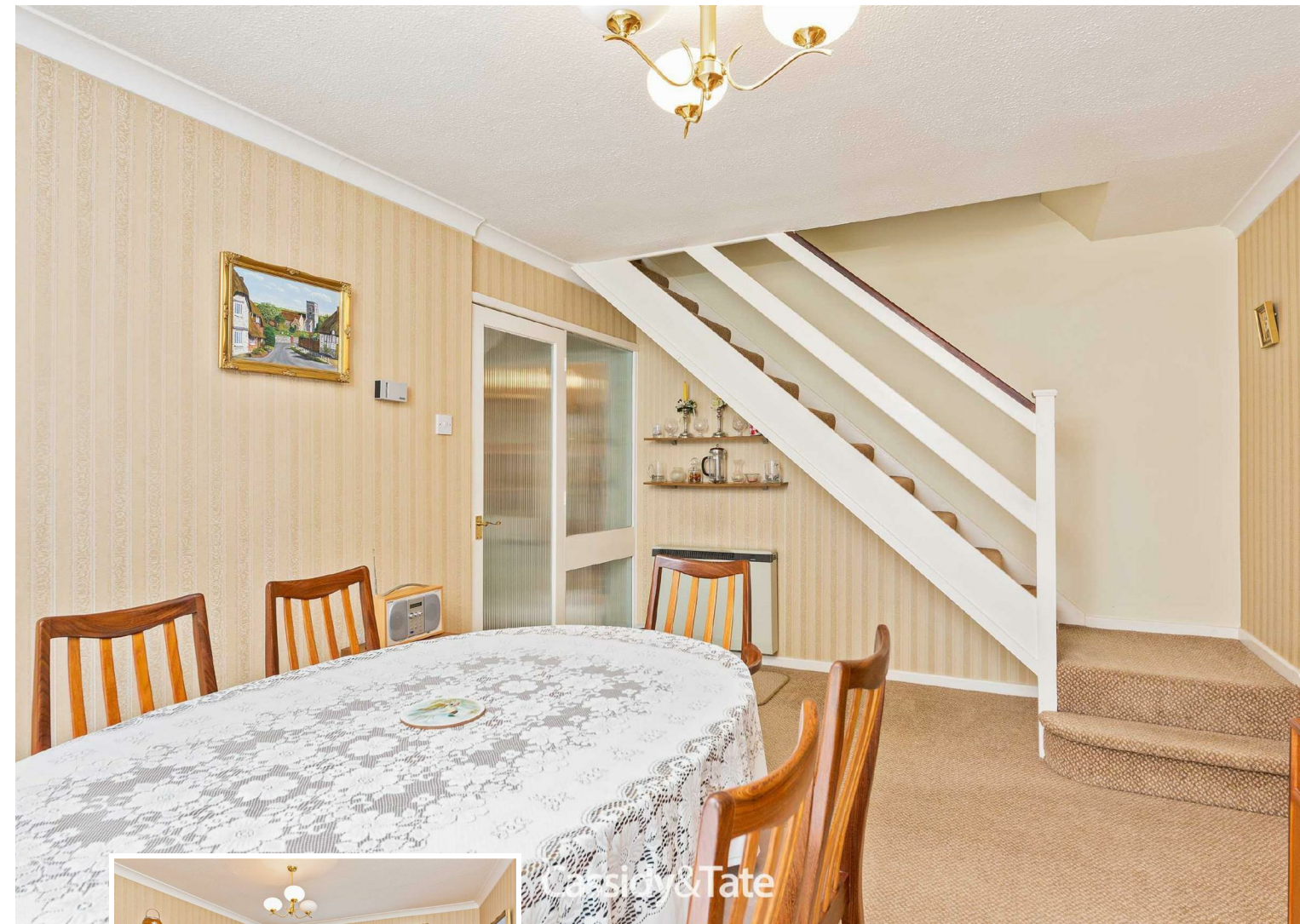
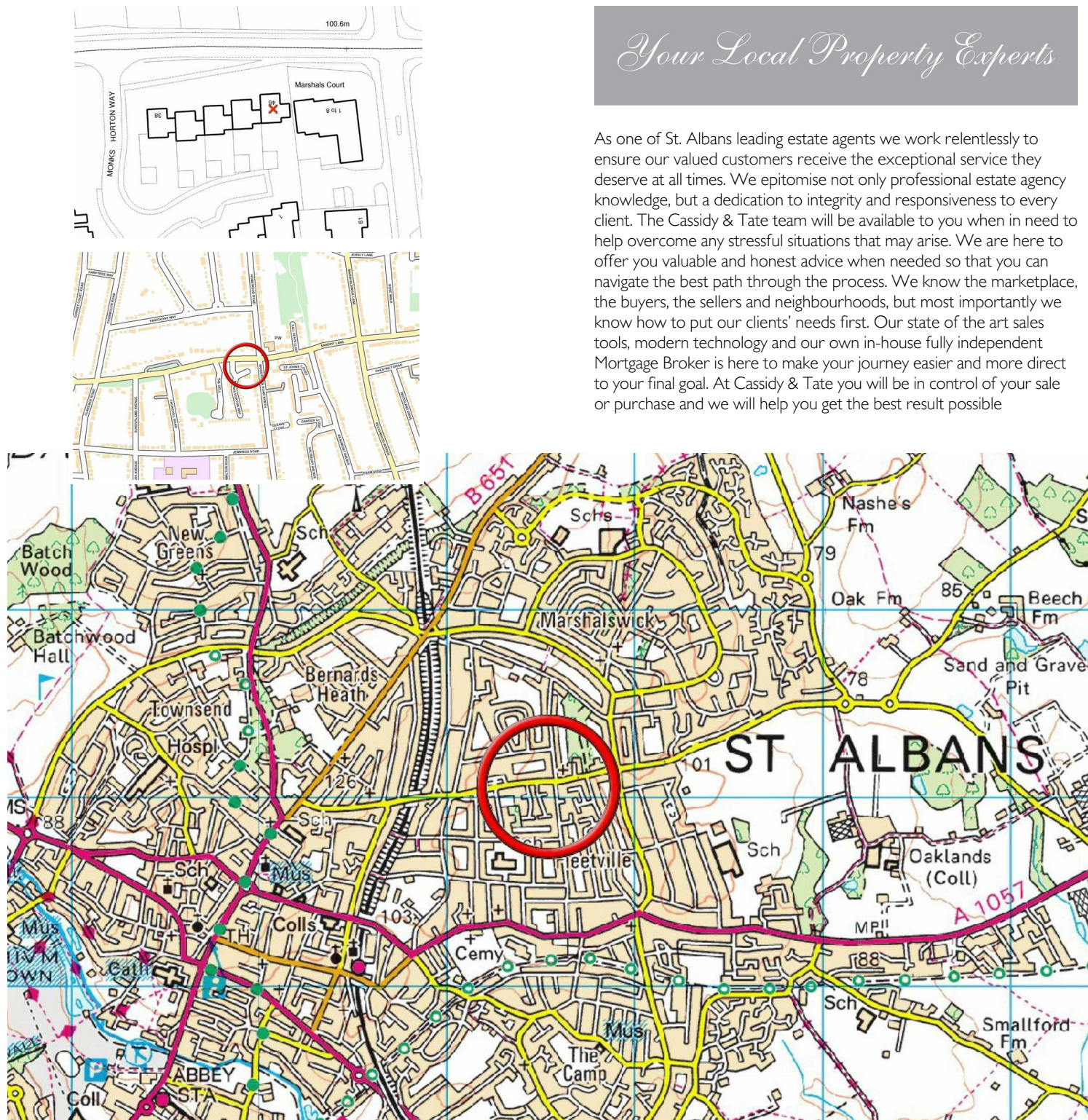
Why Cassidy & Tate

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

- Prime Location
- Four Bedrooms
- Off Street Parking
- School Catchment Area
- Detached Family Home
- Double Garage
- Family Garden
- Close To City Rail Station

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	



