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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

HIGH STREET  
ST ALBANS  
AL4 9DA

Asking Price £510,000

EPC Rating: C Council Tax Band: D



# All The Ingredients Needed For A Fabulous Lifestyle

A delightful two bedroom cottage situated in the heart of the popular village of Sandridge boasting welcoming and flexible living accommodation combined with character features. A particular feature of this charming home is the retreat of the private rear garden ideal for entertaining encompassing a lovely garden room/office. To the ground floor the property enjoys a well proportioned lounge with fireplace, lending a warm and relaxing ambience, a fitted modern kitchen/breakfast room, utility area and a downstairs bathroom. On the first floor the property benefits from two good sized bedrooms with a WC off the main bedroom. Sandridge village has an array of local pubs, tearoom Heartwood Forest is approximately 5 minutes away by car. St Albans City Centre and mainline train station are easily accessible from the property as are connections to the M25, M1, A1 and all London Airports.



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

- Character Cottage
- Modern Garden Room
- Popular Village Location
- Period Features
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Private Rear garden
- Near Heartwood Forest

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 86        |
| (69-80) <b>C</b>                            |         | 69        |
| (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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



